



Onley Street
Norwich, NR2 2EB
Guide Price £250,000

claxtonbird
residential

Onley Street, Norwich, NR2 2EB

Situated on a desirable street, this enchanting Victorian mid-terrace house perfectly marries classic charm with modern amenities. Upon entering, you will be greeted by two inviting reception rooms that set the tone for comfort and style, alongside a beautifully designed shaker-style kitchen and a well-appointed bathroom suite on the ground floor. As you ascend to the first floor, you'll discover two spacious double bedrooms, one of which offers access to a smaller third bedroom - ideal for a home office. This home boasts modern conveniences, including a modern gas central heating boiler and some double glazing throughout, all while preserving the character of original Victorian cast iron fireplaces in two of the bedrooms, infusing the space with historical allure. A highlight of this property is the generously sized bisected garden garden, providing ample outdoor space to enjoy during the warmer months. Offered for sale with no onward chain.

Sitting Room 11'3 x 11'3 max (3.43m x 3.43m max)

Entrance door, upvc sash look window to front aspect, fireplace with wood surround and inset tile, cornice, and radiator.

Dining Room 11'3 max x 11'3 max (3.43m max x 3.43m max)

Upvc sash look window to rear aspect, under-stairs storage cupboard and radiator.

Kitchen 26'2"6" x 19'8"9"10" max (8'2 x 6'3 max)

Modern fitted kitchen comprising wall and base units with work surface over, stainless steel sink unit with mixer tap, built-in oven with hob and extractor over, plumbing for washing machine, space for fridge, tiled splashbacks, window to side aspect and door leading out to the garden.

Bathroom

White suite comprising panel bath with shower screen and shower over, wash hand basin set in vanity unit with mixer tap, low level WC, tiled walls, extractor fan, towel rail radiator and upvc window to side aspect.

First Floor Landing

Bedroom 11'3 x 11'3 max (3.43m x 3.43m max)

Upvc double glazed sash look window to front aspect, cast iron feature fireplace, storage cupboard and radiator.

Bedroom 11'3 x 11'3 max (3.43m x 3.43m max)

Upvc double glazed window to rear aspect, cast iron feature fireplace and radiator.

Bedroom 8'3 x 6'3 max (2.51m x 1.91m max)

Upvc double glazed sash look window to rear aspect, wall-mounted gas central heating boiler and radiator.

Front Garden

Walled garden with pathway leading to the entrance door.

Rear Garden

Bisected rear garden laid mainly to lawn with shrub borders and outbuilding.

Agents Note

Council Tax Band B

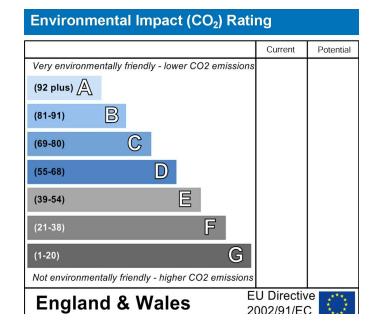
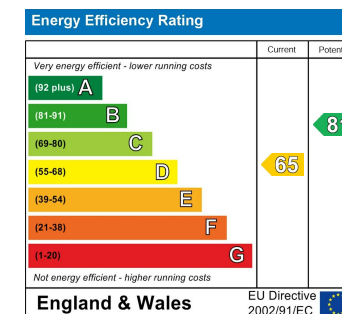
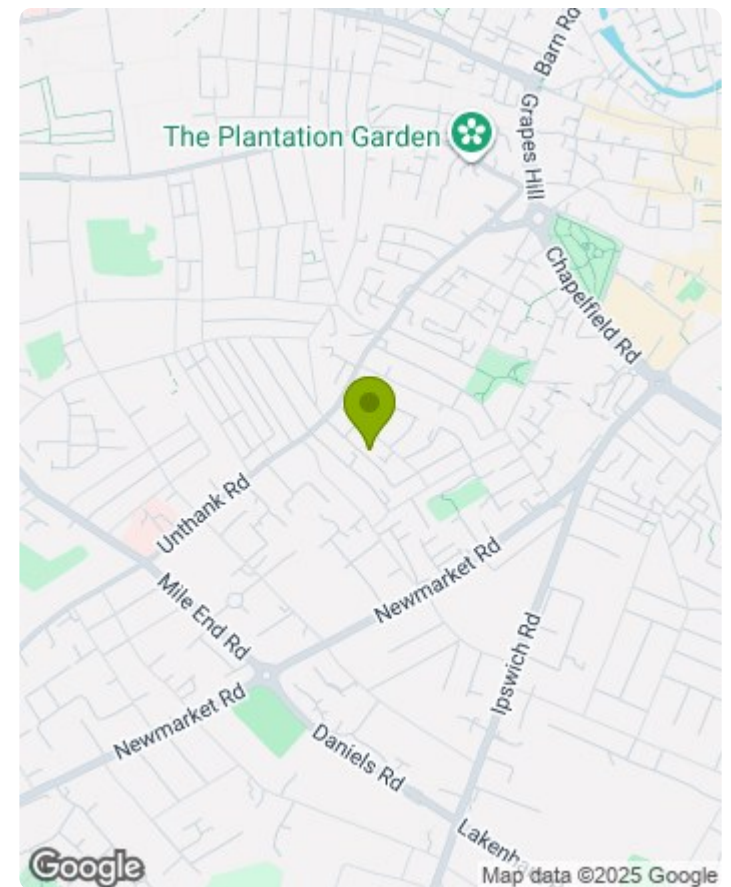




GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2017



1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

claxtonbird
residential

