



Leopold Road
Norwich, NR4 7PJ
Guide price £260,000

claxtonbird
residential

Leopold Road, Norwich, NR4 7PJ

Guide Price £260,000 - £270,000***

Welcome to this charming terraced house located on Leopold Road in the picturesque city of Norwich. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. The property features a modern kitchen bathroom, ensuring your comfort and convenience, as well as a generous garden to the rear. The traditional terraced design of the house adds character and warmth, making it a lovely place to call home. Situated in a vibrant neighbourhood, you'll find yourself surrounded by local amenities, schools, and parks, making it an ideal location for both families and professionals. The bustling city centre is also within easy reach, offering a variety of shops, restaurants, and entertainment options. Don't miss the opportunity to make this lovely house on Leopold Road your new home. Book a viewing today and discover the endless possibilities this property has to offer.

Sitting Room 11'4" x 11'3" (3.45m x 3.43m)

With feature coal effect electric fire, picture rail and cornicing, radiator and double glazed window to the front.

Lobby

Stairs to the first floor.

Dining Room 11'4" x 11'2" (3.45m x 3.40m)

Under stairs storage area, radiator, double glazed door to the rear and doorway to:

Kitchen 7'2" x 5'7" (2.18m x 1.70m)

The kitchen is fitted with a range of matching base and eye level units with work surfaces over and inset one and half bowl sink unit, built in electric oven and inset electric hob with extractor hood over, freestanding washer/dryer and fridge (included), double glazed window to the side, door to:

Bathroom

White suite comprising of panel bath with mixer tap, pedestal hand wash basin and W.C Radiator and double glazed window to the side.

First Floor Landing

Doors to bedrooms one and two.

Bedroom One 11'5" x 11'3" (3.48m x 3.43m)

Built in cupboard, radiator and double glazed window to the front.

Bedroom Two 11'5" x 11'3" (3.48m x 3.43m)

Radiator and double glazed window to the rear. Door to:

Bedroom Three 7'2" x 5'8" (2.18m x 1.73m)

Cupboard housing gas central heating boiler, radiator and double glazed window to the side

Outside

To the front there are traditional terrace style gardens with gate and path leading to the property.

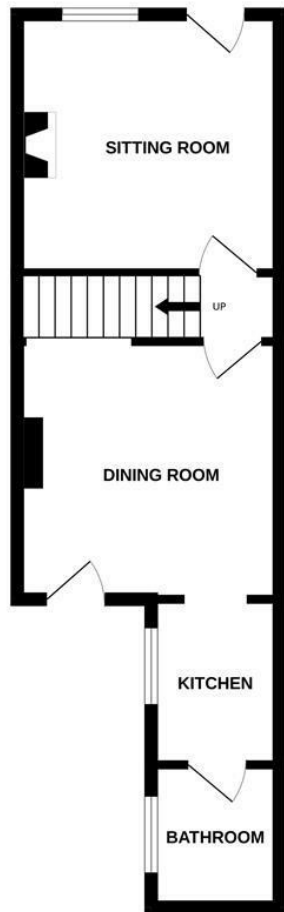
To the rear is a generous bisected garden laid predominantly to lawn with well stocked plant and shrub borders.

Agents Note

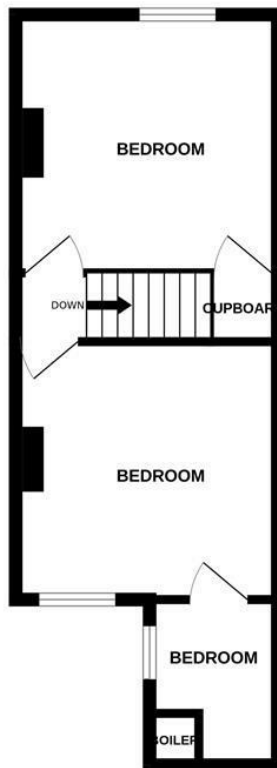
Council Tax Band B



GROUND FLOOR

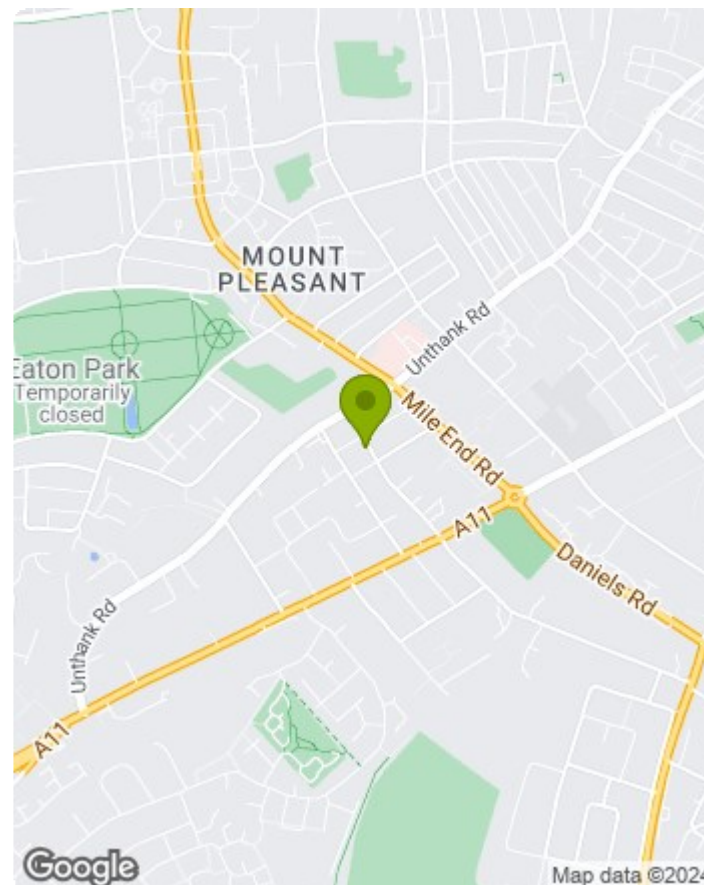


1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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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.
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