



3 Bedroom Semi-detached House
19 Birchwood Road
Norwich, NR6 5FD

Sefftons

ESTATE & LETTING AGENT

£270,000
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Offered with NO ONWARD CHAIN is this ALMOST BRAND NEW three storey townhouse. Benefitting from MANY UPGRADES, the property is finished to a HIGH SPECIFICATION, still with NHBC WARRANTY remaining. With OFF ROAD PARKING and an ENCLOSED GARDEN, this is NOT TO BE MISSED.

THE PROPERTY

The front door opens to the porch, leading to ground floor accommodation with upgraded flooring throughout. The living room is a generous size, with a large under stairs cupboard providing handy storage. As you head towards the rear of the property, you are greeted by the upgraded and sleek, modern kitchen, featuring integrated appliances and granite work tops, alongside double doors out to the rear garden.

Up on the first floor are two good size double bedrooms, one with built in wardrobes, making use of the well equipped family bathroom.

The second floor is dedicated to the master suite, boasting generous proportions, in addition to a contemporary ensuite shower room.

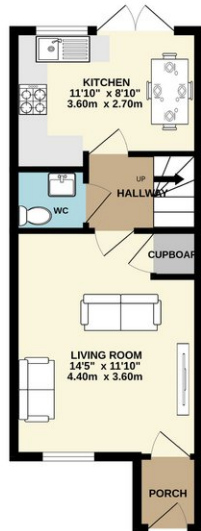
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		98
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

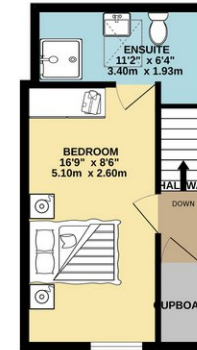
GROUND FLOOR
340 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.9 sq.m.) approx.



2ND FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 sq.m.) approx.

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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