

Arnolds | Keys



143 Plumstead Road, Norwich, NR1 4JT

Guide Price £270,000

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- AMPLE OFF ROAD PARKING
- FULLY MODERNISED THROUGHOUT
- KITCHEN/DINING ROOM
- GENEROUS REAR GARDEN

143 Plumstead Road, Norwich NR1 4JT

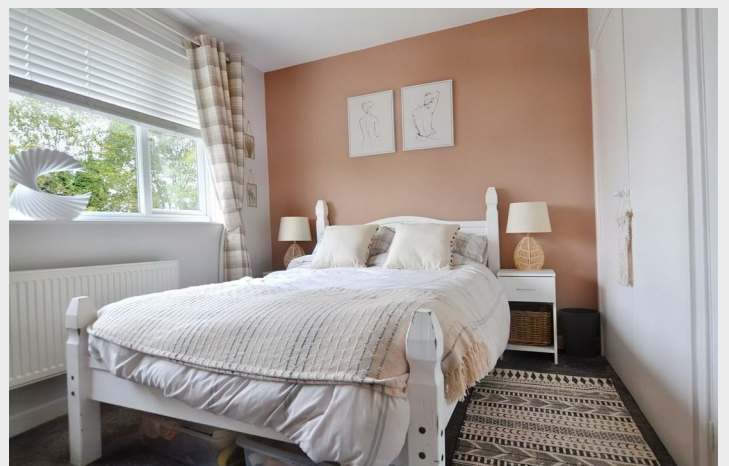
**** FULLY MODERNISED **** Arnolds Keys are delighted to offer this stunning, three bedroom semi detached home which has undergone a full refurbishment and is located within close proximity to all the amenities of Plumstead Road.

This wonderful home is bright and airy throughout and has undergone numerous upgrades. The accommodation comprises entrance hall, sitting room and an open plan kitchen/dining room overlooking the generous garden to the rear. There are three bedrooms on the first floor, all tastefully decorated and a recently fitted bathroom suite.

Outside the property has a driveway to the front providing off road parking for multiple vehicles. There is side access leading to the single garage with the added bonus of a gardeners toilet. The rear garden is well proportioned and mainly laid to lawn with a hard standing seating terrace, perfect for outside dining and entertaining.



Council Tax Band: C



Entrance Hall

Stairs to first floor, doors to rooms, radiator.

Lounge

Radiator, double glazed window to front.

Kitchen/dining room

Range of fitted base and wall units with rolled edge work surfaces over, integrated oven, hob and extractor, plumbing and space for washing machine, plumbing and space for dishwasher, tiled splash backs, double glazed window to rear, doors to rear garden.

Landing

Doors to all rooms, access to loft space.

Bathroom

Low level W/C, pedestal wash basin, panelled bath with rain drop effect shower over, tiled splash backs, obscured double glazed window to rear.

Bedroom one

Fitted carpet, radiator, double glazed window to front.

Bedroom two

Fitted carpet, two built in wardrobes, double glazed window to rear, radiator.

Bedroom three

Fitted carpet, radiator, double glazed window to front.

Outside

Off road parking to front.

Rear garden is enclosed and mainly laid to lawn with hard standing patio area, single garage with garden toilet, range of plants and shrubs, timber fencing.

AGENTS NOTE

THIS PROPERTY HAS EXPERIENCED SOME HISTORICAL SUBSIDENCE AND HAS BEEN UNDERPINNED WITH FULL DOCUMENTATION.



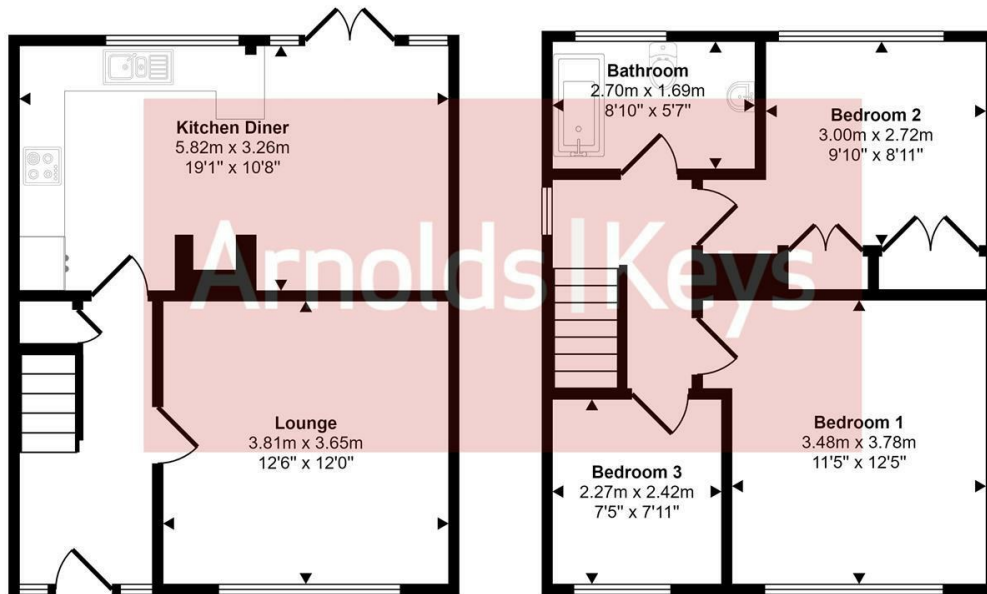
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
84 sq m / 899 sq ft



Ground Floor
Approx 41 sq m / 442 sq ft

First Floor
Approx 42 sq m / 457 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.