



**143 Plumstead Road, Norwich, NR1 4JT**

Offers Over £250,000

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



# 143 Plumstead Road, Norwich NR1 4JT

OPEN HOUSE EVENT... SATURDAY 6th JULY FROM 12 NOON - STRICTLY BY APPOINTMENT ONLY.  
CALL 01263738444 TO BOOK A VIEWING

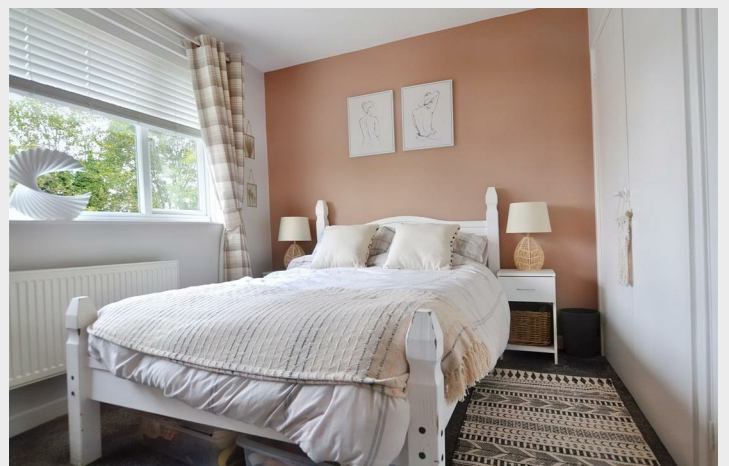
**\*\* FULLY MODERNISED \*\*** Arnolds Keys are delighted to offer this stunning, three bedroom semi detached home which has undergone a full refurbishment and is located within close proximity to all the amenities of Plumstead Road.

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



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.



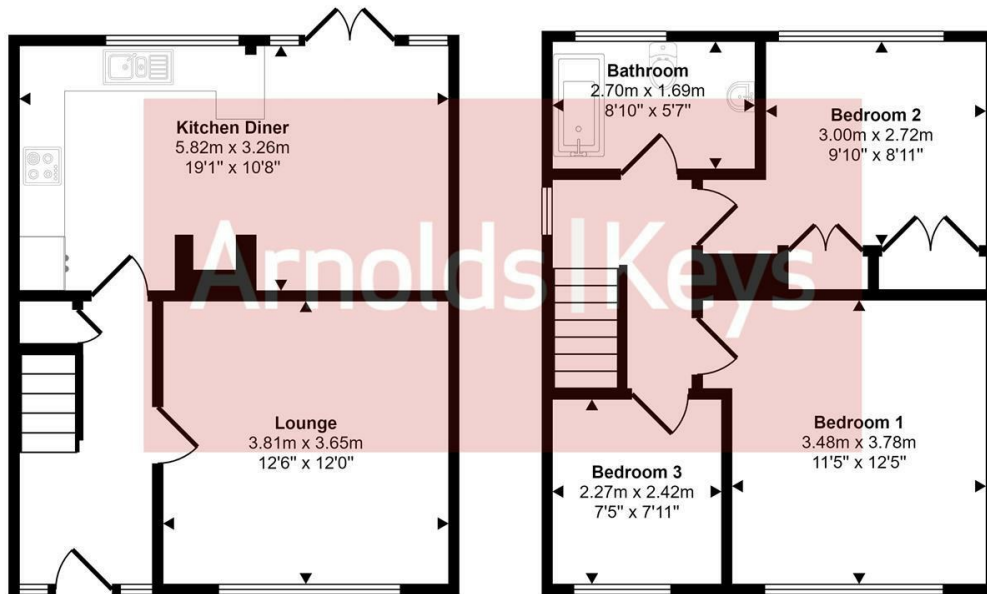
## Viewings

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) <b>A</b>                          |                         | <b>88</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>64</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.