

92 City Road, Norwich, NR1 2HG

Guide Price £395,000

- NO ONWARD CHAIN
- BAY FRONTED LIVING ROOM
- CLOSE TO CITY CENTRE & LOCAL TRANSPORT LINKS
- WELL MAINTAINED FRONT AND REAR GARDENS
- THREE DOUBLE BEDROOMS
- CHARACTERFUL VICTORIAN PROPERTY
- BEAUTIFULLY PRESENTED ACCOMMODATION
- TWO RECEPTION ROOMS

92 City Road, Norwich NR1 2HG

NO ONWARDS CHAIN A stylish and beautifully presented Victorian home conveniently located close to the City Centre. The property boasts spacious accommodation with a hall entrance, enclosed front and rear gardens, two reception rooms and three double bedrooms.



Council Tax Band: C



DESCRIPTION

Conveniently located close to the City Centre of Norwich, with excellent transport links and easy access to local amenities, this beautifully presented Victorian terraced home offers bright, spacious and contemporary accommodation with charming features throughout.

The home boasts front and rear gardens which are fully enclosed and beautifully kept, mainly laid to shingle and paving with borders of mature shrubs making them ideally low maintenance.

Internally the property has been updated by the current owner and comprises an entrance hall leading to the bay front living room with fireplace, dining room, modern fitted kitchen with breakfast bar and a door to the rear garden. To the first floor are three double bedrooms and a family bathroom.

ENTRANCE HALL

Timber framed door to front entrance with decorative window over, laminate flooring, stairs to first floor, radiator.

LIVING ROOM

Double glazed bay window to front aspect, gas fireplace with tiled hearth and mantle over, laminate flooring, radiator.

DINING ROOM

Double glazed window to rear aspect, laminate flooring, radiator.

KITCHEN

uPVC door to rear and window to side, fitted with a range of wall and base units with inset stainless steel sink and drainer, inset 'Indesit' electric oven with induction hob and cooker hood over, plumbing for a 'Hot Point' washing machine, space for a free standing fridge freezer, integrated dishwasher, larder cupboard radiator, tiled flooring.

FIRST FLOOR

Landing; carpet, doors to all rooms and access to the loft which is boarded.

BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator.

BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

BEDROOM THREE

Double glazed window to front aspect, carpet, radiator.

BATHROOM

Double glazed window to front aspect, fitted with a three piece suite comprising bath with mixer tap and shower head attachment with electric 'Triton' shower over, pedestal wash hand basin, WC, radiator, vinyl flooring, airing cupboard.

EXTERNAL

To the front the property features an enclosed and low maintenance garden with a low lying brick wall to the front and wrought iron gate at the entrance of the path. The front is laid to shingle with a border of mature shrubs and flowers. To the rear the garden features a paved patio seating area, shingle area and also a variety of established shrubs with a secured gate to the rear providing access only for the direct neighbours to the road.

LOCATION

City Road is conveniently located just South of Norwich City Centre, with easy access to the train station offering routes to the North Norfolk coast and London, city centre, A11/A140 routes. The area benefits from a local shop, good public transport links, local schools, shops and nearby parks.

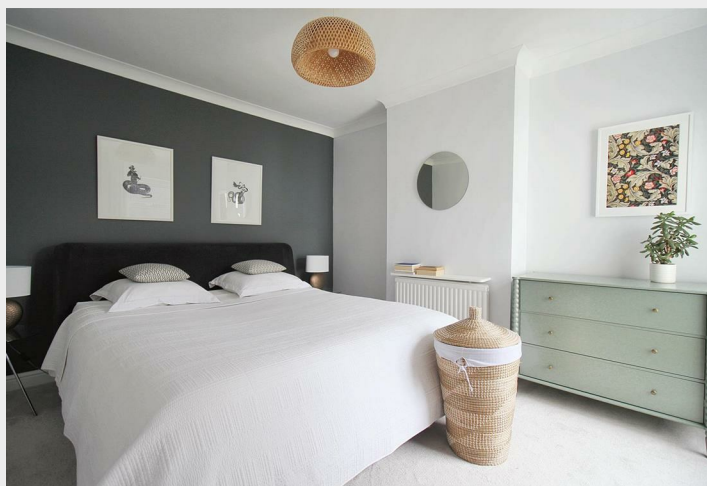
AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Mains gas central heating.

Council tax band: C



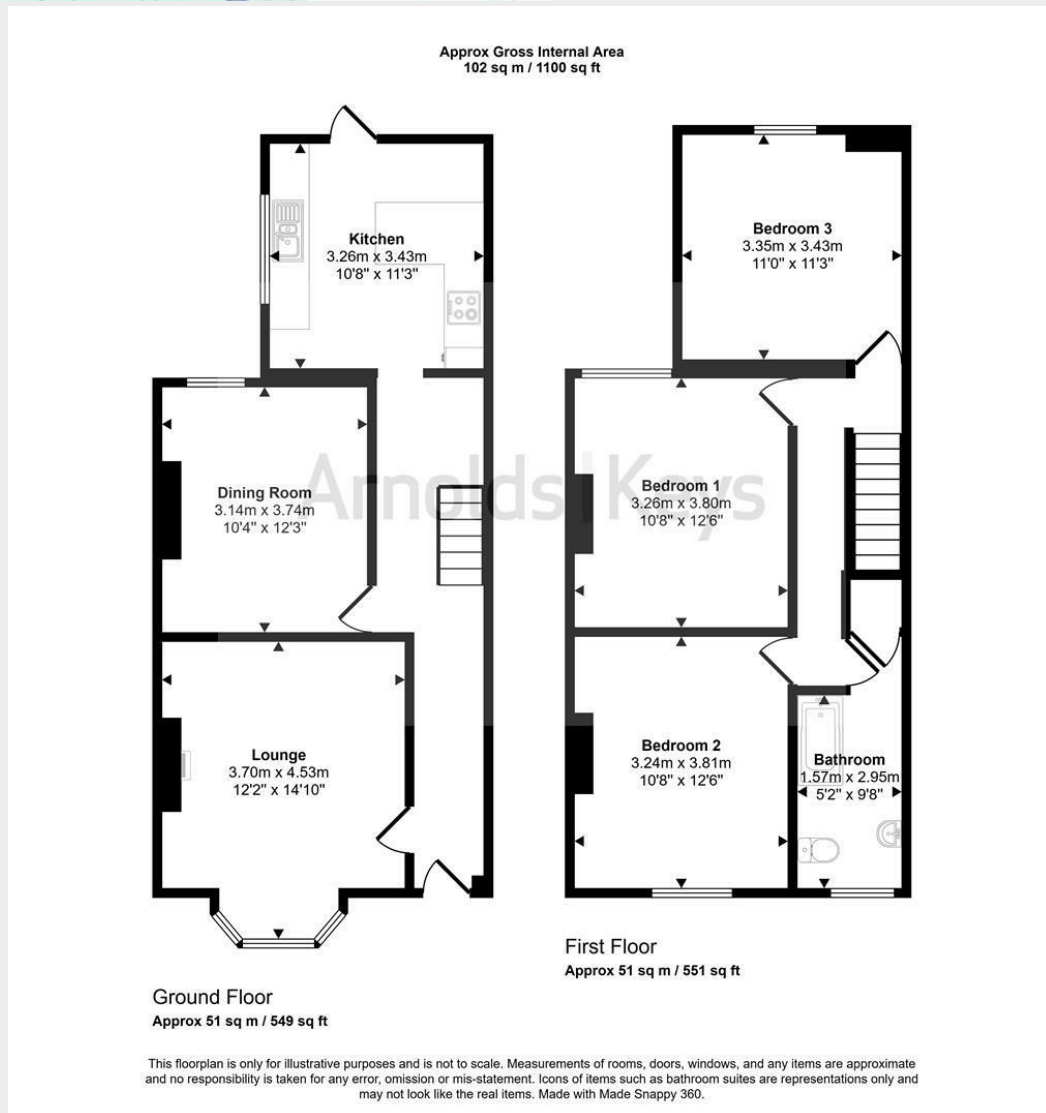


Viewings

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	69	
(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



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

