



43 Rose Valley, Norwich, NR2 2PX

Guide Price £250,000

- NO ONWARD CHAIN
- ENCLOSED REAR COURTYARD
- SOUGHT AFTER GOLDEN TRIANGLE
- OFF ROAD RESIDENTIAL PARKING AREA
- TWO RECEPTION ROOMS
- WALKING DISTANCE TO CITY CENTRE
- TWO DOUBLE BEDROOMS
- LIVING ROOM WITH WOOD BURNING STOVE

43 Rose Valley, Norwich NR2 2PX

A well presented and versatile terraced home situated within walking distance to the City Centre and within Norwich's Golden Triangle. The property features an enclosed rear courtyard with a residents off road parking area.



Council Tax Band: B



DESCRIPTION

Situated within Norwich's sought after Golden Triangle, this well presented two bedroom terraced home offers bright, well presented and versatile accommodation comprising a living room with wood burning stove, dining room with patio door to the rear courtyard, kitchen and cloakroom with two double bedrooms and a bathroom on the first floor. The property is ideally located within walking distance to the City Centre and benefits from off road parking within the residents car park.

ACCOMMODATION

LIVING ROOM

Double glazed window to front aspect, wood burning stove, composite door to front, carpet, radiator, archway to:-

DINING ROOM

Double glazed door to rear, carpet, radiator, stairs to first floor with built in storage cupboard underneath.

KITCHEN

Double glazed window to side aspect, wall and base units with inset stainless steel sink and drainer, space and plumbing for washing machine, four ring gas hob with cooker hood over, inset electric oven and microwave, integrated fridge freezer.

CLOAKROOM

Double glazed window with obscured glass to rear, WC, wash hand basin, radiator, vinyl flooring, extractor fan.

FIRST FLOOR

BEDROOM ONE

Double glazed window to front aspect, carpet, radiator.

BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator, door to:-

BATHROOM

Double glazed window with obscured glass to rear aspect, suite comprising bath, shower cubicle with mains connected shower, WC, pedestal wash hand basin, radiator, vinyl flooring.

EXTERNAL

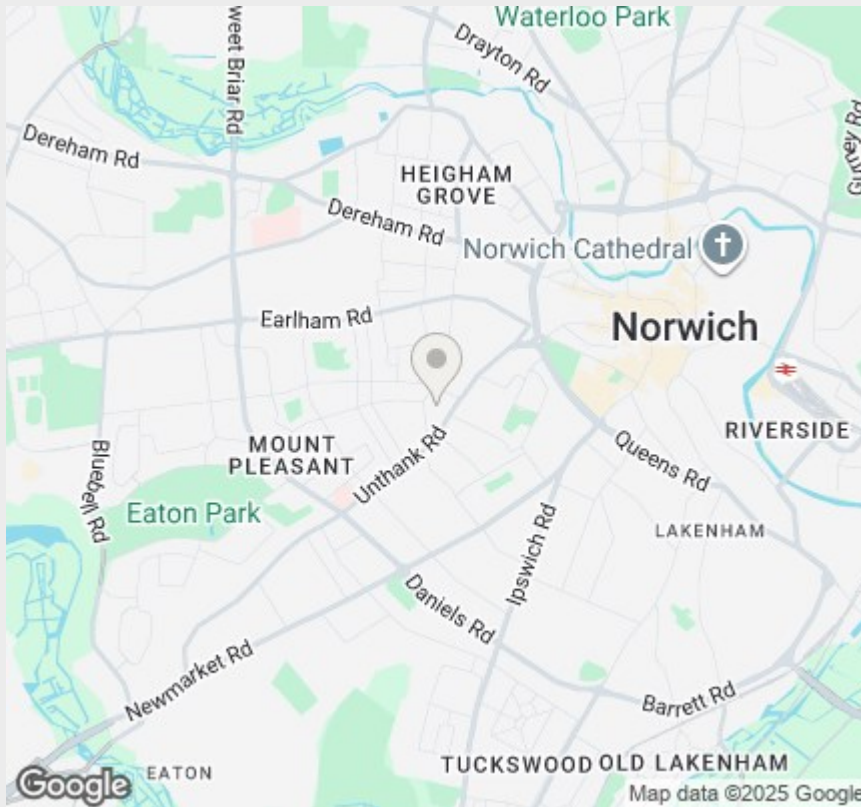
To the front the property features a small front garden which is bordered with a range of mature shrubs, a paved pathway leads to the front door. The rear courtyard is also enclosed and paved.

AGENTS NOTE

This property is Freehold.
Mains drainage, electricity, water and gas connected.
Gas central heating.
Council tax band: B

LOCATION

Rose Valley is ideally tucked away in the heart of Norwich's popular Golden Triangle, just around the corner from Unthank Road offering a mix of cafés, pubs, shops and handy bus links into the city, UEA and the hospital. The area boasts excellent schools nearby, with green spaces like Eaton Park just a short stroll away. Norwich train station is just over 2 miles away, with direct routes to London and the Coast.

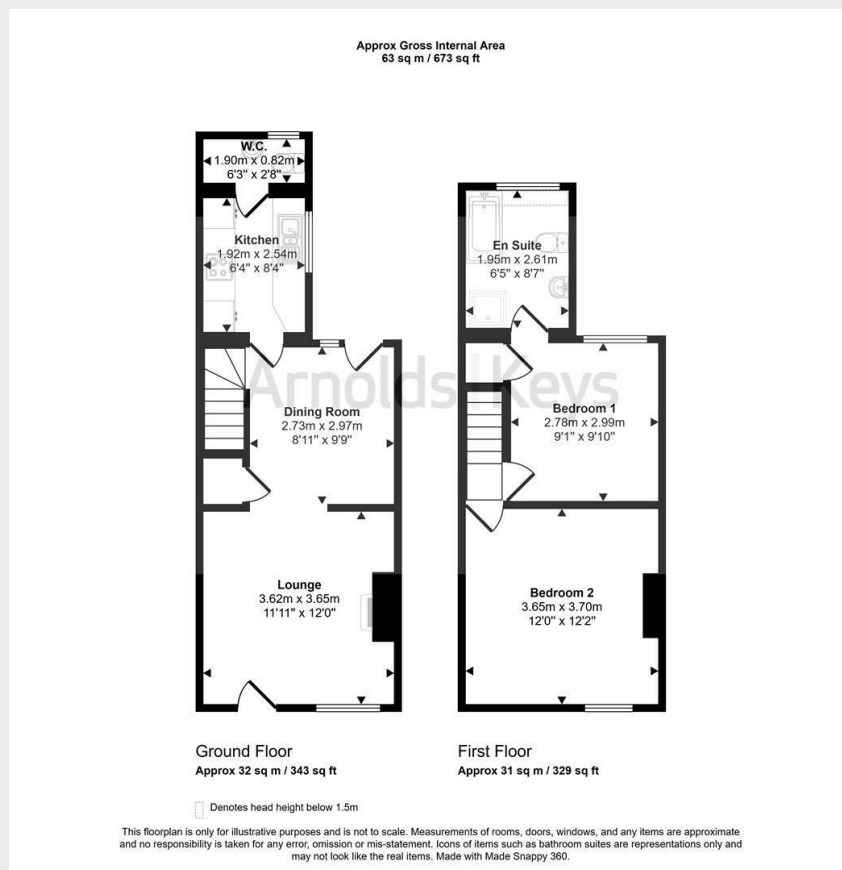


Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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.



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