



Norbury Court Road

£450,000

James Alexander are pleased to present this attractive 1930s three bedroom family home occupying an elevated position and situated in a popular residential location. Benefits include gas central heating, double glazing, an upstairs bathroom and two reception rooms. Some modernisation is required, offered with vacant possession.

Walking distance to Nobury Zone 3 Rail services: 20 minutes.

EPC Rating: TBA

Council tax band: D

Norbury Court Road

Reception 1 14'5" x 12'1" (4.4 x 3.7)



Bedroom 1 11'9" x 11'9" (3.6 x 3.6)



Reception 2 11'5" x 10'5" (3.5 x 3.2)



Bedroom 2 10'9" x 10'5" (3.3 x 3.2)



Kitchen 11'9" x 6'10" (3.6 x 2.1)



Bedroom 3 8'10" x 6'2" (2.7 x 1.9)



Norbury Court Road

Bathroom 7'2" x 6'6" (2.2 x 2)



Patio



Garden 52'5" x 19'4" (16 x 5.9)



Buyers Guide

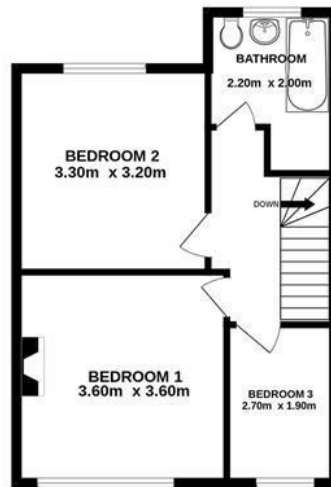
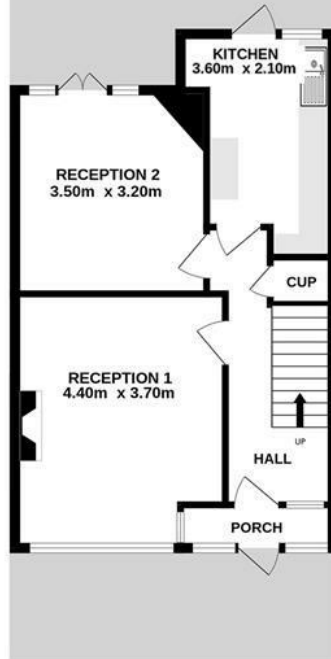


**GARDEN
(approx)
16m x 5.9m**



GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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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Energy Efficiency Rating

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

