



49 Norman Road, Richmond, DL10 4PA
Asking price £142,950



SUMMARY

2 Double Bedroom House with East-South-East enclosed Rear Garden For Sale with NO ONWARND CHAIN. Sitting Room, Dining Room & Kitchen; 2 Double Bedrooms & Bath/Shower room. (NB: POTENTIAL for Bedroom 3)UPVC Double Glazing & Gas Central Heating. Popular Residential Area.

HALL

Staircase to first floor.

SITTING ROOM 4.61m x 3.30m (15'1" x 10'9")

UPVC double glazed window to rear & door to:

DINING ROOM 3.17m x 2.87m (10'4" x 9'4")

Plus useful under-stair store cupboard. 2 UPVC double-glazed windows to front & open to:

KITCHEN 3.05m x 2.70m (10'0" x 8'10")

Fitted with a range of wall & floor units with worktops & inset sink unit. Electric oven & plumbing for washing machine. Gas boiler. UPVC double-glazed window & door to rear.

FIRST FLOOR LANDING

Built-in airing cupboard with hot-water cylinder & UPVC double-glazed window to front.

BEDROOM 1. 5.56m overall x 2.75m (18'2" overall x 9'0")

(Including a 1.73m x 0.86m/5'8" x 2'9" walk-in store with UPVC double-glazed window to front.) UPVC double-glazed window to rear.

BEDROOM 2. 3.80m x 3.07m (12'5" x 10'0")

Plus built-in wardrobes & built-in cupboard. UPVC double-glazed window to rear.

BATH/SHOWER ROOM 1.97m x 1.68m (6'5" x 5'6")

Panelled bath with shower over, washbasin & WC. UPVC double-glazed window to front.

OUTSIDE FRONT

Enclosed west-north-west lawned garden.

REAR GARDEN

Enclosed east-south-east lawned garden with VIEWS. Useful outbuilding. Gate to rear.

NOTES

- (1) Freehold
- (2) Council Tax Band: B
- (3) EPC: TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
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