

FREEHOLD



House - End Terrace

HARFORD STREET NORWICH NR1 3AY

Offers Over

£250,000

FEATURES

- NO CHAIN
- Two Double Bedrooms
- Kitchen/Diner
- New Bathroom and Wc
- NR1
- Over The Passage
- Sitting Room
- New Kitchen
- New Flooring
- Walk To Work



2 Bedroom House - End Terrace located in Norwich

Located on the charming Harford Street in NR1 Norwich, this Victorian end-terrace house is a true gem waiting to be discovered. Boasting spacious receptions, two double bedrooms, and newly fitted bathroom, this property is the epitome of stylish city living.

Step inside to find a beautifully refurbished interior that exudes elegance and sophistication. The bespoke hand-made kitchen with Corian work surfaces and integrated appliances is a chef's dream, while the downstairs WC adds a touch of convenience to everyday living.

Both bedrooms are generously sized doubles, offering ample space for relaxation and rest. The unique over-the-passage layout adds character and charm to this already standout property. The new bathroom suite, along with the fresh decor and flooring, ensures that this home is move-in ready.

Outside, the gardens have been cleared and designed for easy maintenance, allowing you to enjoy the outdoors without the hassle. The modernised shed provides additional storage and with power and water/drainage space for all your needs.

With no chain attached, this property is ready and waiting for its new owners to make it their own. Don't miss out on the opportunity to own a piece of Victorian charm in the heart of Norwich.

Sitting Room

11'7 x 11'9

Sealed unit double glazed door and sash window to the front, radiator cornice and chimney breast, door to the lobby.

Inner Lobby

Stairs to the first floor and door to kitchen/dining room.

Kitchen/Dining Room

11'7 x 11'8

Sealed unit double glazed sash window to the rear, butlers cupboards either side of the chimney breast, understairs cupboard, range of base and wall mounted bespoke hand made kitchen with Corian work surface, integrated induction hob, oven, cooker hood, space for appliances. Opening to further kitchen space with sink unit and matching cupboards below. Tiled splash backs. Sliding door to wc and sealed unit double glazed door to the side to the rear garden.

Wc

Landing

Doors to both over the passage bedrooms.

Principal Bedroom

11'8 x 15'3

Sealed unit double glazed sash window to the rear, radiator, chimney breast, door to cupboard and bathroom.

Bathroom

9'2 x 7'9

Sealed unit double glazed window to the rear, new suite comprising p bath with screen and shower over, wc, wash hand basin. splashbacks, radiator, cupboard housing gas boiler.

Bedroom Two

15'3 x 11'4

Sealed unit double glazed sash window to the front, chimney breast and radiator.

Outside

To the front of the property there is a pathway with gravel border and dwarf walled. Gate to the side leading round to the rear garden and also giving access to the neighbour to their garden. Bi sected garden with gravel and brick built sheds that have also had a make over, one with plumbing for washing machine if required and painted floor.

Sitting Room

11'7 x 11'9

Sealed unit double glazed door and sash window to the front, radiator cornice and chimney breast, door to the lobby.

Inner Lobby

Stairs to the first floor and door to kitchen/dining room.

Kitchen/Dining Room

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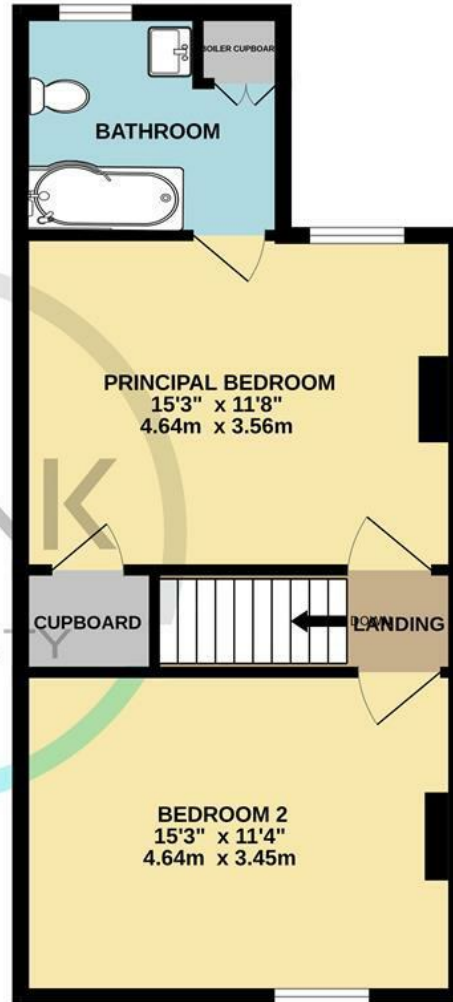
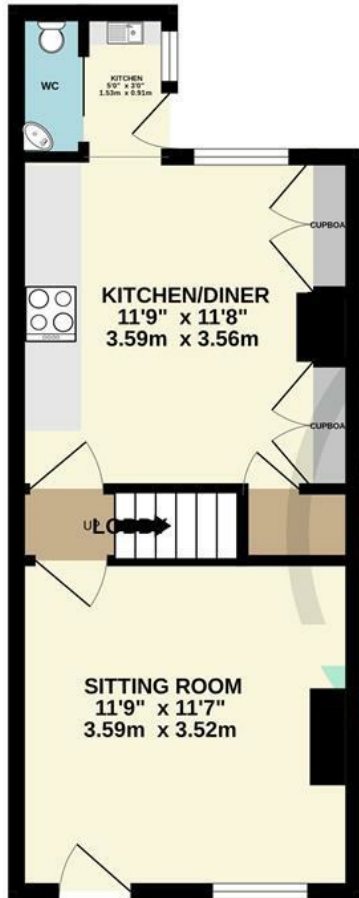
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GROUND FLOOR
320 sq.ft. (29.8 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 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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Council Tax Band
A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

