



## Essex Street, Norwich, NR2 2BL

### Offers In Excess Of £300,000

- HALL ENTRANCE CITY TERRACE
- 12'7" SITTING ROOM
- 9'10" KITCHEN
- NON BISECTED REAR GARDEN
- NO ONWARD CHAIN
- 3 BEDROOMS OFF LANDING
- 10'11" DINING ROOM
- GROUND FLOOR BATHROOM
- IN NEED OF MODERNISATION
- LOCATED OFF UNTHANK ROAD



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NO ONWARD CHAIN... Positioned within the heart of the Golden Triangle, and within walking distance of the local amenities, cafes and bars, this hall entrance city terrace has been in the same ownership for 65 years, so does need some updating including the electrics, a central heating system, kitchen, bathroom, floor coverings and redecoration.

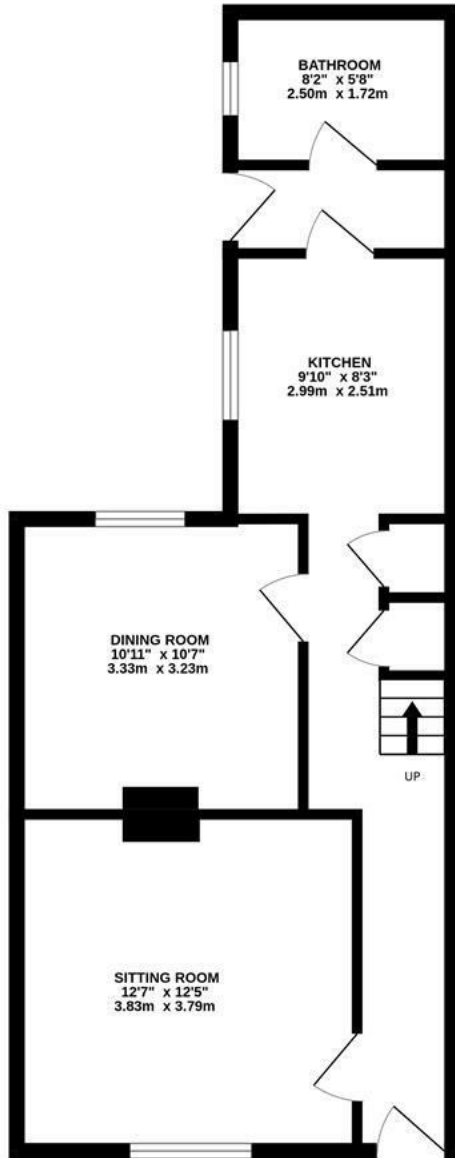
The accommodation consists of an entrance hall, sitting room, dining room, kitchen, rear lobby, ground floor bathroom and three bedrooms off the landing.

Council Tax Band - C

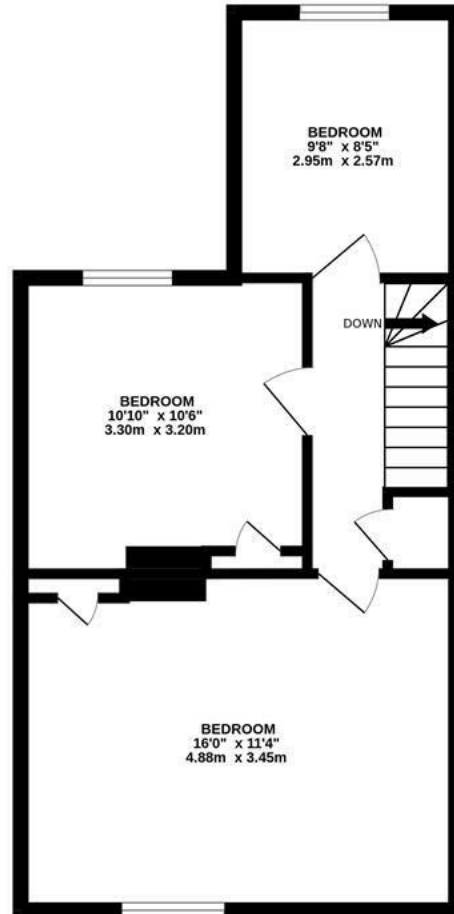




GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.

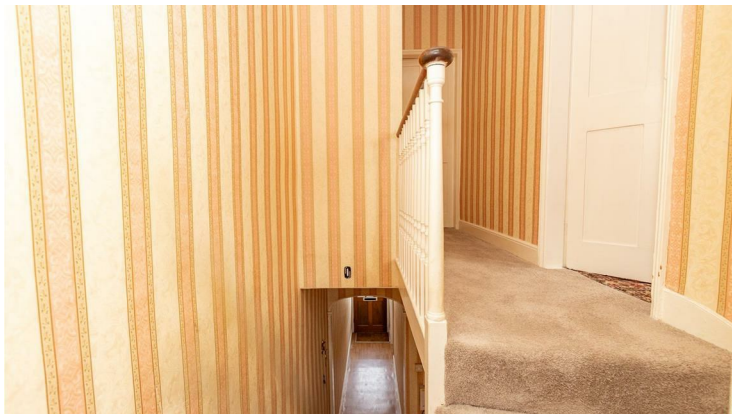


TOTAL FLOOR AREA : 975 sq.ft. (90.6 sq.m.) approx.

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





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