



## Trafford Road, Norwich, NR1 2QR

Guide Price £425,000

- NO ONWARD CHAIN
- 3 BEDROOMS
- GENEROUS REAR GARDEN
- GAS CENTRAL HEATING
- WALKING DISTANCE OF THE LOCAL AMENITIES
- SEMI DETACHED HOUSE
- OPEN PLAN KITCHEN/DINING ROOM
- DRIVEWAY, CAR PORT & GARAGE
- DOUBLE GLAZING
- SOUGHT AFTER ADDRESS IN NR1

# Trafford Road, Norwich, NR1 2QR

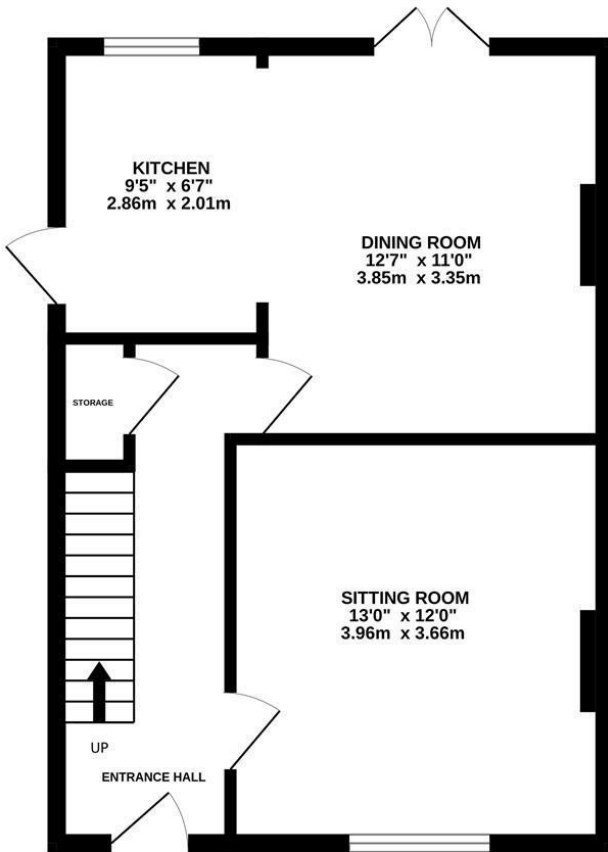
## NO ONWARD CHAIN...

Located within the heart of NR1, close to all city amenities and public transport, this semi-detached house has been home to the current owners for over twenty years. The accommodation comprises of an entrance hall, sitting room, kitchen and dining room on the ground floor. This is complimented by three bedrooms and a bathroom upstairs, with two of the bedrooms featuring original fireplaces and picture rails. The property comes with gas central heating, double glazing, a generous mainly lawned garden to the rear, a driveway, carport and single garage.

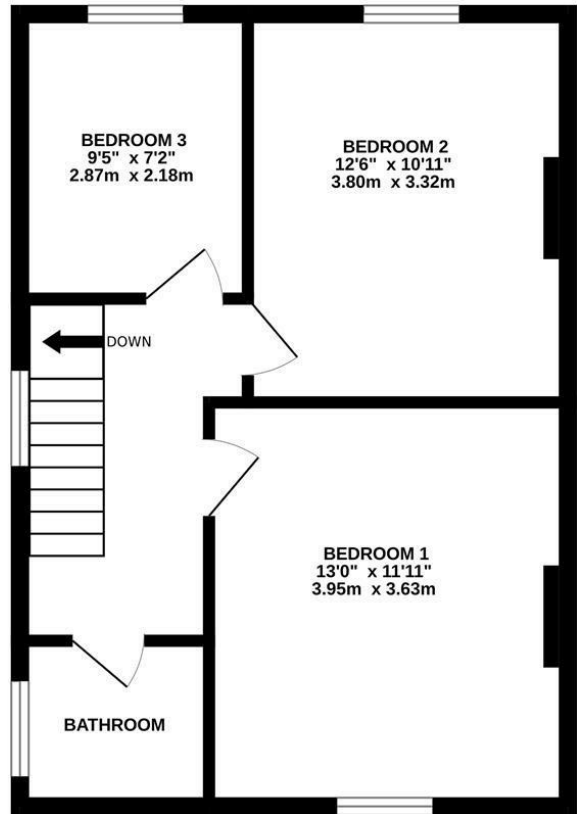
Council Tax Band - C



GROUND FLOOR



1ST FLOOR



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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>51</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





65 Grove Road Norwich NR1 3RL  
01603 756898