



**Colman Road**  
**Norwich, NR4 7HH**  
**Guide Price £250,000 - £260,000**

**claxtonbird**  
residential

## Colman Road, Norwich, NR4 7HH

\*\*\* Guide Price £250,000 - £260,000 \*\*\* ClaxtonBird are pleased to present this 1940's Ex Local Authority semi-detached house, situated in the popular NR4 postcode. The internal layout boasts versatile accommodation, making it an ideal choice for those seeking either a family home or an investment opportunity. In brief, the accommodation comprises an entrance hall, sitting room, kitchen, rear hall, dining room and bathroom to the ground floor, whilst on the first floor there are three well-proportioned bedrooms off landing. This home boasts an enviable location, being situated within close proximity to the University of East Anglia, as well as having easy access to the vibrant city centre. Offered for sale with no onward chain.

### Entrance Hall

Entrance door, stairs to first floor and radiator.

### Sitting Room 16'4 x 10'9 (4.98m x 3.28m)

Double glazed window to front aspect and radiator.

### Kitchen 10'2 x 9'10 (3.10m x 3.00m)

Fitted kitchen comprising a range of wall and base units with work surfaces over, inset single drainer stainless steel sink unit, electric cooker point with extractor hood over, plumbing for washing machine and dishwasher, space for tumble dryer, part tiled walls, radiator, and windows to front and side aspect.

### Rear Hall

Understairs storage cupboard, tiled floor, radiator and door leading out to the rear garden.

### Bathroom 5'8 x 6'1 (1.73m x 1.85m)

White suite comprising bath with mixer shower over, wash hand basin set in vanity unit with mixer tap, WC, extractor fan, part tiled walls, radiator and double glazed window to side aspect.

### Dining Room / Bedroom 12'2 max x 10'7 max (3.71m max x 3.23m max)

Windows to side aspect, tiled floor, radiator and French doors opening out to the garden.

### First Floor Landing

Loft access.

### Bedroom 16'6 x 9'9 (5.03m x 2.97m)

Two double glazed windows to side aspect and radiator.

### Bedroom 10'9 x 8'9 (3.28m x 2.67m)

Double glazed window to rear aspect and radiator.

### Bedroom 9'9 + recess x 7'3 (2.97m + recess x 2.21m)

Double glazed window to rear aspect and radiator.

### Rear Garden

Westerly facing enclosed garden, laid to lawn and shingle, with hedging, large timber shed and gated access leading to the front of the property.

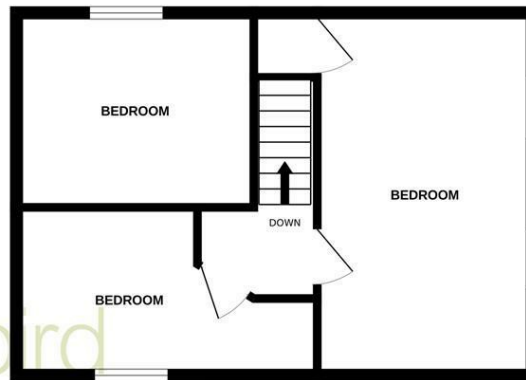
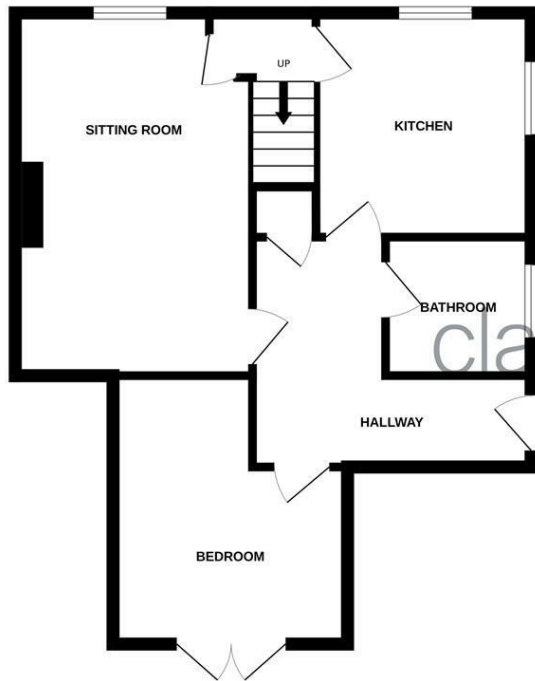
### Agents Note

Council Tax Band B



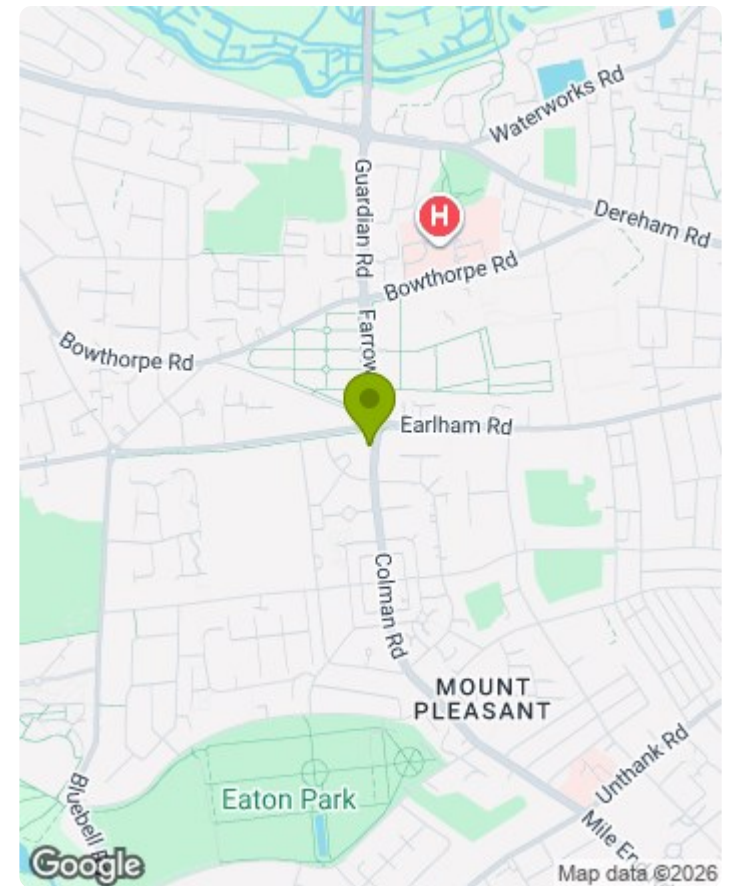
GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			83
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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