



Avenue Road
Norwich, NR2 3HL
Guide price £300,000 - £325,000

claxtonbird
residential

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*** Launch Event Saturday 29th August - Strictly By Appointment Only *** Guide Price £300,000 - £325,000 *** This attractive bay-fronted part over the passage terrace is ideally located on Avenue Road in Norwich's sought-after Golden Triangle. Well-presented throughout, it offers a bright sitting room, separate dining room, and a modern shaker-style kitchen with adjoining utility, plus a ground floor bathroom. Upstairs are three well-proportioned bedrooms, all off landing, two with built-in storage and plenty of natural light. Outside, the non-bisected rear garden is low-maintenance with patio, along with side access. A walled front garden adds kerb appeal. Just a short walk from Unthank Road's popular amenities, this is a great opportunity for a convenient NR2 lifestyle.

Sitting Room 12'1" max into recess x 14'0" max into bay 11'3" m (3.70 max into recess x 4.29 max into bay 3.45 min)

Double glazed entrance door, upvc double glazed sash look box bay window to front aspect, fire surround with stone hearth, cornice, ceiling rose, wood effect floor, and radiator.

Lobby

Stairs to first floor.

Dining Room 12'1" max into recess x 11'4" (3.70 max into recess x 3.47)

Upvc double glazed window to rear aspect, understairs storage cupboard, wood-effect floor, and radiator.

Kitchen 7'9" x 7'7" (2.38 x 2.33)

Modern fitted shaker style kitchen comprising wall and base units with work surface over, ceramic one and a half bowl sink drainer with mixer tap, built in gas hob with canopy extractor over, built in oven and microwave, tiled splashbacks, wood effect floor, radiator, upvc double glazed window to side aspect and upvc double glazed door leading out to the garden. Open to:

Utility Area

Work surfaces, space for fridge freezer, plumbing for washing machine and upvc double glazed window to side aspect.

Bathroom 7'3" x 7'4" (2.21 x 2.24)

Four-piece suite comprising panelled bath with mixer tap, separate corner shower cubicle with inset shower, low-level WC, pedestal wash hand basin with mixer tap, part tiled walls, tiled effect floor, extractor fan, chrome towel rail radiator and upvc double glazed window to rear aspect.

First Floor Landing

Bedroom 16'2" max to recess x 11'7" (4.94 max to recess x 3.55)

Two upvc double glazed sash windows to front aspect, feature cast iron fireplace, over stairs storage cupboard and radiator.

Bedroom 8'0" x 11'6" (2.46 x 3.51)

Upvc double glazed sash look window to rear aspect, over stairs storage cupboard, loft access and radiator.

Bedroom 10'6" x 7'8" max (3.21 x 2.36 max)

Upvc double glazed window to rear aspect, feature cast iron fireplace and radiator.

Front Garden

Walled garden laid to shingle with tiled pathway leading to the entrance door.

Rear Garden

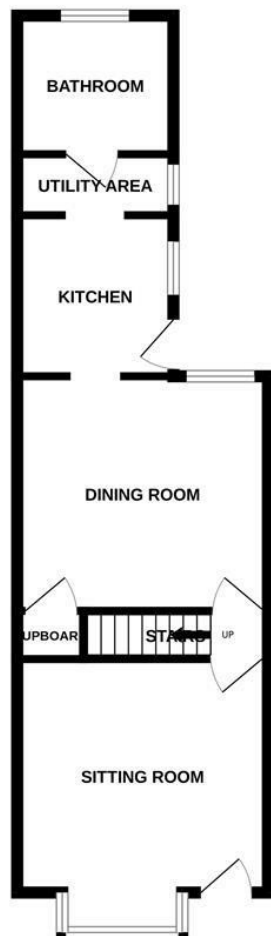
Non-bisected enclosed garden laid predominantly to patio providing an ideal outdoor seating area, and side access gate leading to the front of the property..

Agents Note

Council Tax Band B

Please note that the vendors are currently in the process of purchasing the Freehold and, upon completion, the property will be sold as a Freehold property.

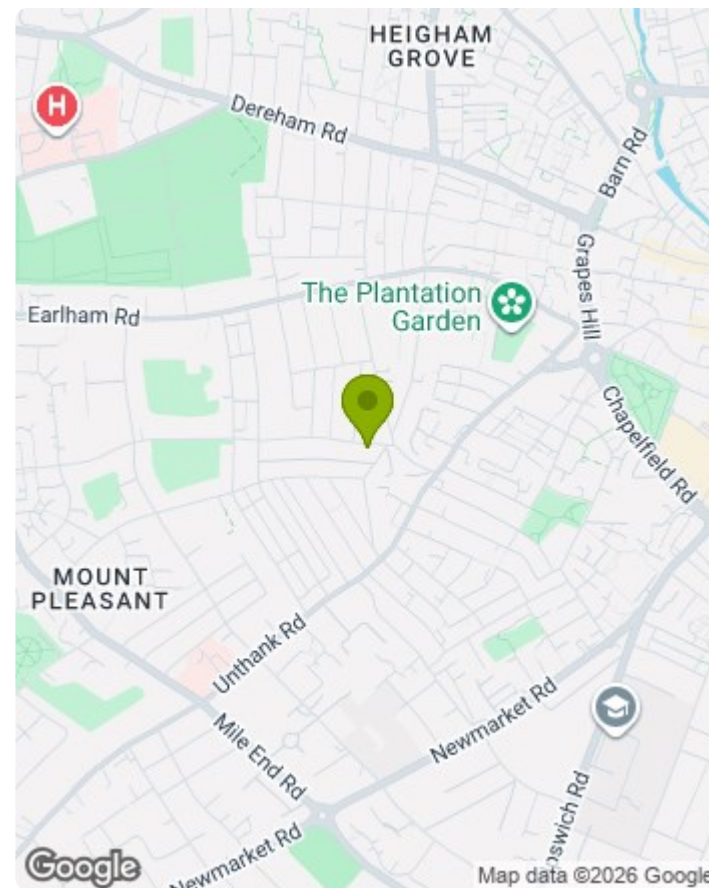




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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) 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	EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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