


**Onley Street**
**Norwich, NR2 2EB**

**Guide Price £290,000 - £300,000**

claxtonbird
residential

# Onley Street, Norwich, NR2 2EB

*** Guide Price £290,000 - £300,000 *** ClaxtonBird are pleased to present this delightful Victorian mid-terrace house, which beautifully combines character with modern living. Retaining its original charm, the property boasts decorative mouldings and elegant cast-iron fireplaces, adding a touch of history to the home. The current owner has thoughtfully renovated the house, creating a welcoming space that features two spacious reception rooms, a newly fitted kitchen, and a practical newly fitted shower room to the ground floor. Upstairs, you will find two well-proportioned bedrooms, with one featuring a newly added en-suite bathroom. The outdoor space is equally impressive, featuring a newly laid patio seating area, ideal for enjoying warmer weather. Conveniently located just a stone's throw from Unthank Road, residents will benefit from a wide array of amenities, including shops, cafes, and parks nearby.

**Sitting Room 11'3" max to recess x 11'2" (3.44 max to recess x 3.42)**
Entrance door with feature fanlight above, upvc double glazed sash look window to front aspect, feature decorative Victorian cast-iron fireplace, picture rail, cornice, ceiling rose, wood-effect floor and radiator.



**Dining Room 11'2" max into recess x 11'2" (3.41 max into recess x 3.42)**
Upvc double glazed sash look window to rear aspect, decorative cast-iron fireplace with wood surround, understairs storage cupboard with integrated freezer, picture rail, ceiling rose, wood-effect floor and radiator.

**Kitchen 6'2" x 8'1" (1.89 x 2.47)**
Newly fitted kitchen comprising shaker-style wall and base units with block wood work surface over, built-in electric oven with ceramic hob and canopy extractor over, sink drainer with mixer tap, integrated washing machine/dryer, integrated fridge, part-tiled splashback, tiled-effect floor, upvc double glazed sash look window to side aspect and upvc double glazed door leading out to the garden.

**Shower Room 6'1" x 5'6" + recess (1.87 x 1.68 + recess)**
Newly fitted suite comprising corner shower cubicle with inset thermostatic shower over, wall mounted wash hand basin set on vanity unit with mixer tap, low level WC, extractor fan, part-tiled walls, tiled-effect floor, wall-mounted gas central heating boiler, radiator and upvc double glazed window to side aspect.



**First Floor Landing**

**Bedroom 11'3" x 11'3" max into recess (3.44 x 3.43 max into recess )**
Upvc double glazed sash look window to front aspect, feature Victorian cast iron fireplace, picture rail, overstairs storage cupbboard and radiator.

**Bedroom 11'2" x 11'3" max into recess (3.42 x 3.45 max into recess)**
Upvc double glazed sash look window to rear aspect, feature Victorian cast-iron fireplace, picture rail and radiator. Doorway to:

**En Suite 7'9" x 6'0" (2.38 x 1.83)**
Newly fitted suite comprising panel bath with mixer tap and separate thermostatic mixer shower over, wash hand basin set in vanity unit with mixer tap, low level WC, part-tiled walls, wood effect floor, shelving, extractor fan, radiator and upvc double glazed window to rear aspect.



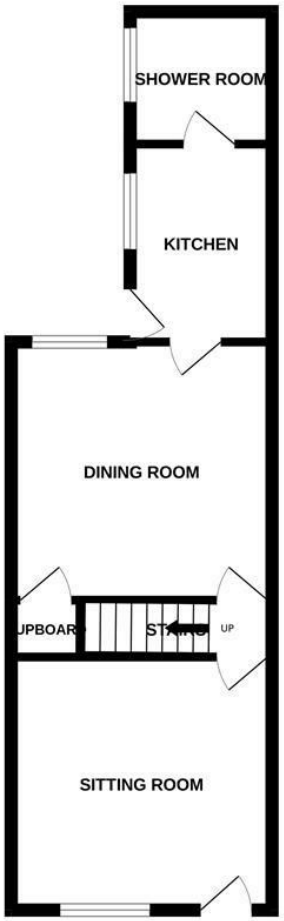
**Front Garden**
Walled garden laid to shingle with shrub borders, and Harlequin tiled pathway leading to the entrance door.

**Rear Garden**
Bisected garden laid predominantly to lawn with shingle and shrub borders, newly laid patio seating area, large timber store, and access to passageway.

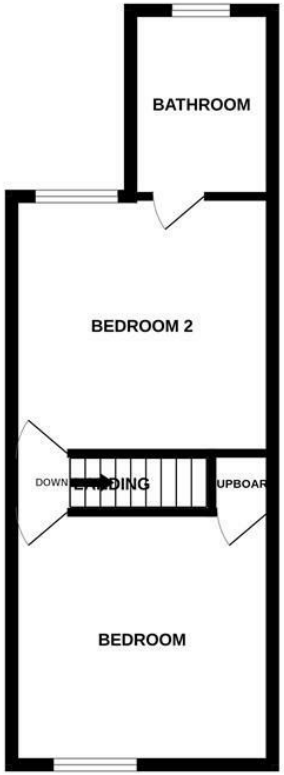
**Agents Note**
Council Tax Band B

The current owner has undertaken various rennovation works including a full re-wire, newly installed gas central heating boiler and radiators, newly laid flooring/carpets throughout and general redecoration.

GROUND FLOOR




1ST FLOOR

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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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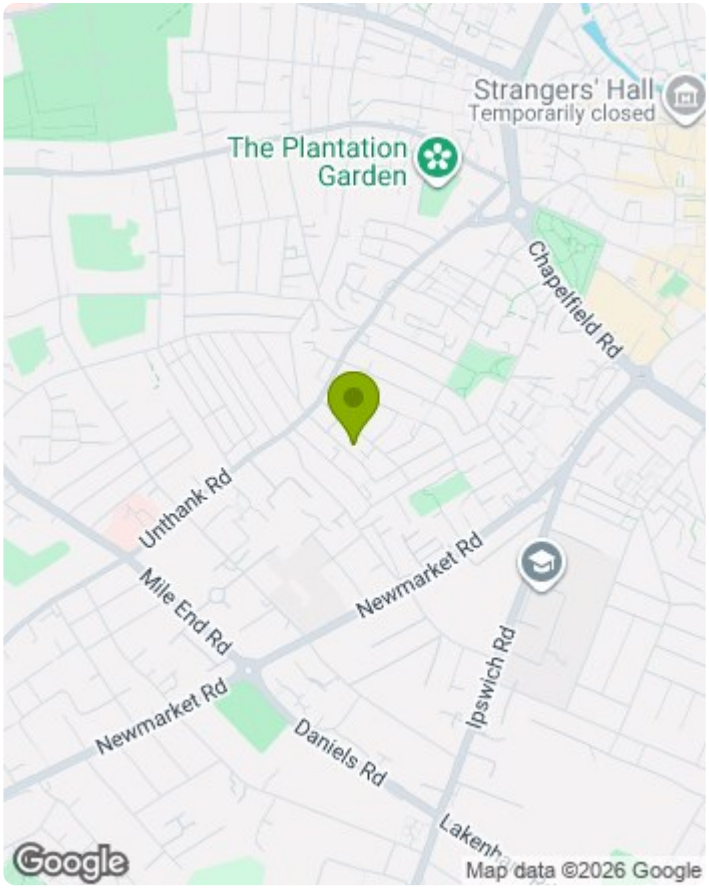


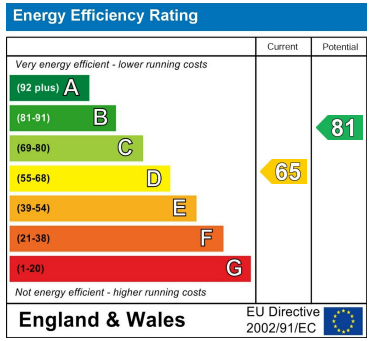


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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and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