

Avenue Road
Norwich, NR2 3HL

Guide Price £275,000

claxtonbird
residential

Avenue Road, Norwich, NR2 3HL

*** Launch Event Saturday 28th November – Strictly by Appointment Only *** Positioned at the heart of the Golden Triangle, this charming mid-terrace house offers a wonderful opportunity for those looking for a property to make their own. Set back from the road, the property enjoys a peaceful setting while remaining conveniently close to a variety of local amenities and schools. The layout offers a great foundation for functional and modern living, featuring a bay-fronted sitting room, dining room and kitchen on the ground floor. On the first floor, there are two double bedrooms and a bathroom off the landing. While the property would benefit from some updating throughout, it presents a fantastic opportunity for buyers to personalise and enhance the space to their taste. Offered for sale with no onward chain.



Entrance Hall
Entrance door and stairs to first floor.

Sitting Room 14'9" max into bay x 11'9" max into recess (4.51 max into bay x 3.59 max into recess)
Double glazed bay window to front aspect, fireplace, picture rail and radiator.

Dining Room 12'0" x 10'0" (3.68 x 3.06)
Window to rear aspect, fireplace, picture rail and radiator.

Kitchen 11'1" x 8'0" (3.38 x 2.44)
Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink drainer with mixer tap, built-in oven with hob, plumbing for washing machine, space for fridge freezer, radiator, two windows to side aspect and door leading out to the garden.



First Floor Landing
Doors to all first-floor rooms and loft access.

Bedroom 15'3" max x 12'1" (4.65 max x 3.69)
Two double glazed windows to front aspect and radiator.

Bedroom 12'0" x 9'10" max (3.66 x 3.01 max)
Double glazed window to rear aspect, fireplace and radiator.

Bathroom 11'2" x 11'3" max (3.42 x 3.45 max)
Suite comprising panelled bath with shower over, low-level WC, wash hand basin, part-tiled walls, cupboard housing the gas central heating boiler, shelving to recess, radiator and double glazed window to rear aspect.



Front Garden
Set back from the road, with pathway leading to the entrance door.

Rear Garden
Generously sized enclosed garden with patio seating area, outside tap, flower and shrub borders, and lean-to store.

Agents Note
Council Tax Band B

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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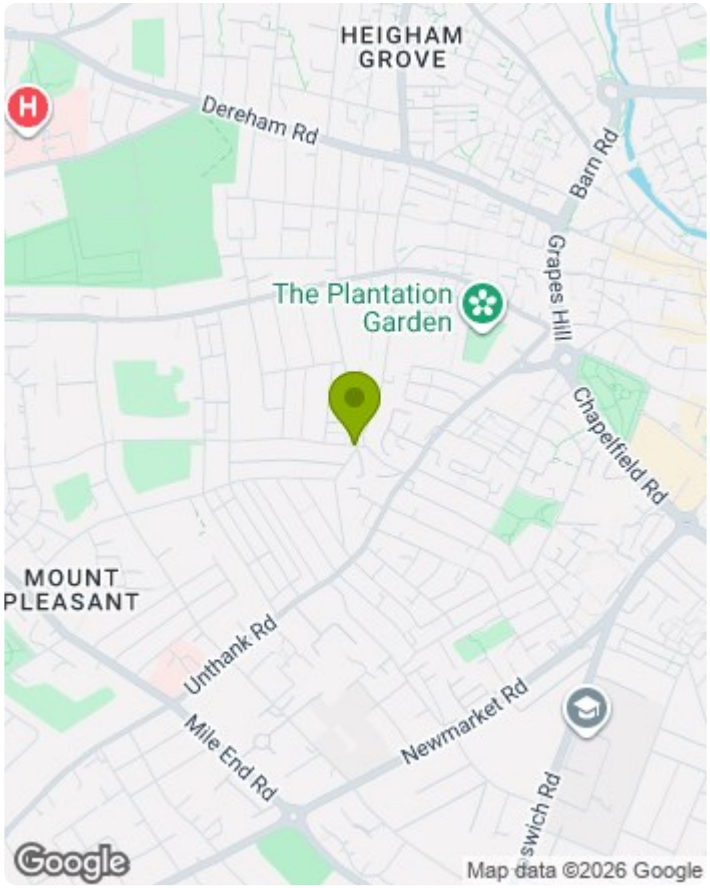

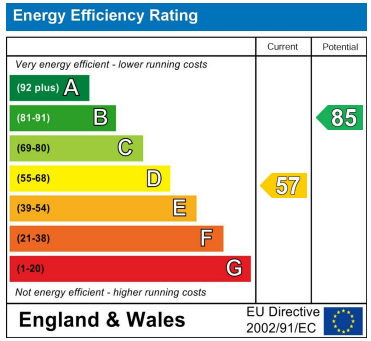

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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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ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

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