



Sussex Street
Norwich, NR3 3DE
Guide price £190,000

claxtonbird
residential

Sussex Street, Norwich, NR3 3DE

*** Guide Price £190,000 - £200,000 ***A beautifully presented Grade II listed terrace cottage, ideally positioned in a central location, within walking distance of the City Centre of Norwich. The property features a cosy sitting room with a wood burner, modern shaker-style kitchen, and a spacious double bedroom with fitted wardrobes, and a well-appointed bathroom. Outside, there is a private rear courtyard garden to enjoy, with patio seating area and rear access, as well as a low-maintenance front garden. This delightful property is offered in excellent condition, boasting gas central heating throughout, making it an ideal city retreat.

Sitting Room 11'10" x 12'9" (3.63 x 3.89)

Entrance door, Georgian style sash window to front aspect, feature wood burner set on tiled hearth, shelving to recess, tiled floor and radiator.

Rear Hall

Stairs to first floor, under-stairs storage area with space for fridge freezer, radiator, and upvc double glazed door leading out to the garden.

Kitchen 6'4" x 7'10" (1.94 x 2.39)

Modern fitted shaker-style kitchen with wall and base units with work surface over, stainless steel sink drainer with mixer tap, built-in oven with hob and extractor over, plumbing for washing machine and wood effect floor.

First Floor Landing

Storage cupboard with hanging rail, and loft access.

Bedroom 11'9" x 12'9" max into recess (3.60 x 3.89 max into recess)

Georgian style sash window to front aspect, fitted wardrobes and radiator.

Bathroom 6'7" x 7'9" (2.02 x 2.37)

Three piece white suite comprising panel bath with shower over and shower screen, low-level WC, wash hand basin, part-tiled walls, wood-effect floor, spotlights, radiator and upvc double glazed window to rear aspect.

Front Garden

Laid to shingle with pathway leading to the entrance door.

Rear Garden

Enclosed courtyard garden laid to patio offering an ideal outdoor seating area, with shrub and tree borders, timber store and rear access gate.

Agents Note

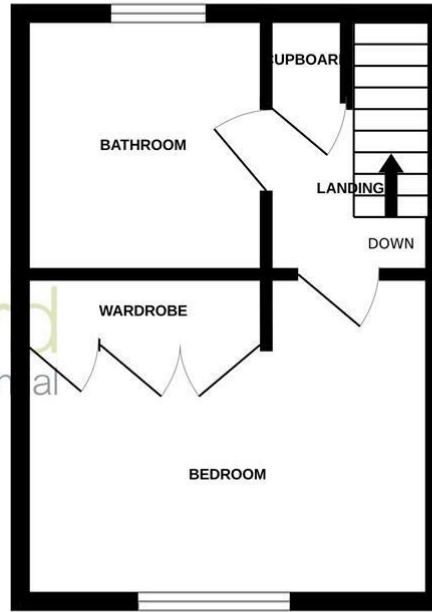
Council Tax Band A



GROUND FLOOR

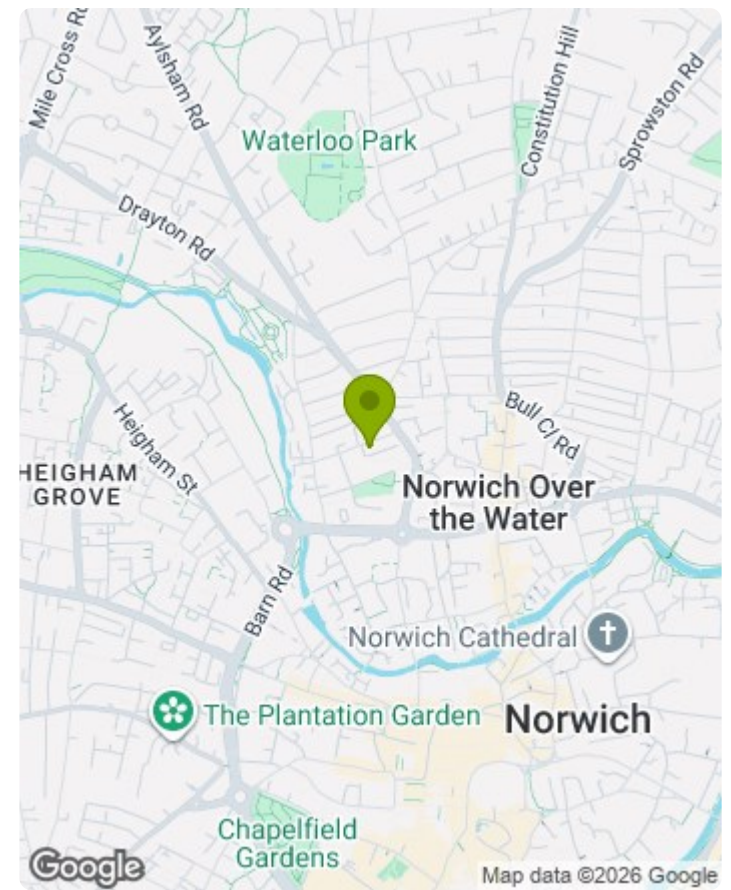


1ST FLOOR



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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		71	
(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	

Environmental Impact (CO ₂) 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	

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