



Stafford Street
Norwich, Norfolk NR2 3BD
Guide Price £280,000 - £290,000

claxtonbird
residential

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*** Guide Price £280,000 - £290,000 *** An exceptional two-bedroom grey brick Victorian terrace house ideally positioned within the sought-after Golden Triangle area of Norwich, just a stone's throw from the City Centre and a host of local amenities. The property is well presented throughout, showcasing an impressive extended open-plan kitchen and dining area that is perfect for modern living. This home further boasts a convenient ground floor shower room, a stylish first floor en-suite bathroom, efficient gas central heating, and double glazing throughout. Externally, the property offers a larger-than-average rear garden, perfect for enjoying the warmer weather.

Sitting Room 12'2 x 11'2 max (3.71m x 3.40m max)

Sash look upvc double glazed window to front aspect, feature stripped wooden floor, Victorian style entrance door, picture rail, feature cast iron fireplace with tiled hearth and wood surround and radiator.

Dining Room 11'2 max x 9'9 (3.40m max x 2.97m)

Feature stripped wooden floor, picture rail, under stairs storage cupboard, radiator and is fully open plan to the kitchen.

Kitchen 11'3 x 8'1 (3.43m x 2.46m)

Fully fitted kitchen comprising a range of cream base units with solid block wood work surface over, butler sink with mixer tap, built in oven, gas hob and extractor, part tiled splash backs, tiled floor, electric underfloor heating, space for fridge / freezer, space for washing machine, built in dishwasher, spot lights, velux window to rear aspect, upvc double glazed door and window leading into the non-bisected rear garden.

Shower Room

Corner shower cubicle with electric shower, low level WC, butler sink set in vanity unit with mixer tap, tiled walls, extractor fan, towel rail radiator and velux window to side aspect.

First Floor Landing

Bedroom 12'2 x 11'3 max (3.71m x 3.43m max)

Sash look upvc double glazed window to front aspect, feature stripped wooden floor and radiator.

Bedroom 11'2 max x 10'0 (3.40m max x 3.05m)

Sash look upvc double glazed window overlooking the rear garden, feature stripped wooden floor, over stairs storage cupboard, radiator and door to bathroom.

En Suite Bathroom

Modern fitted suite comprising double ended panel bath with thermostatic mixer tap and shower attachment over, low level WC, wash hand basin with tiled splash back, tiled floor, tiled walls, cupboard housing wall mounted boiler, spot lights, extractor fan, stainless steel towel rail radiator and upvc double glazed window to side aspect.

Front Garden

Walled and mainly laid to shingle with gated tiled pathway leading to the entrance door.

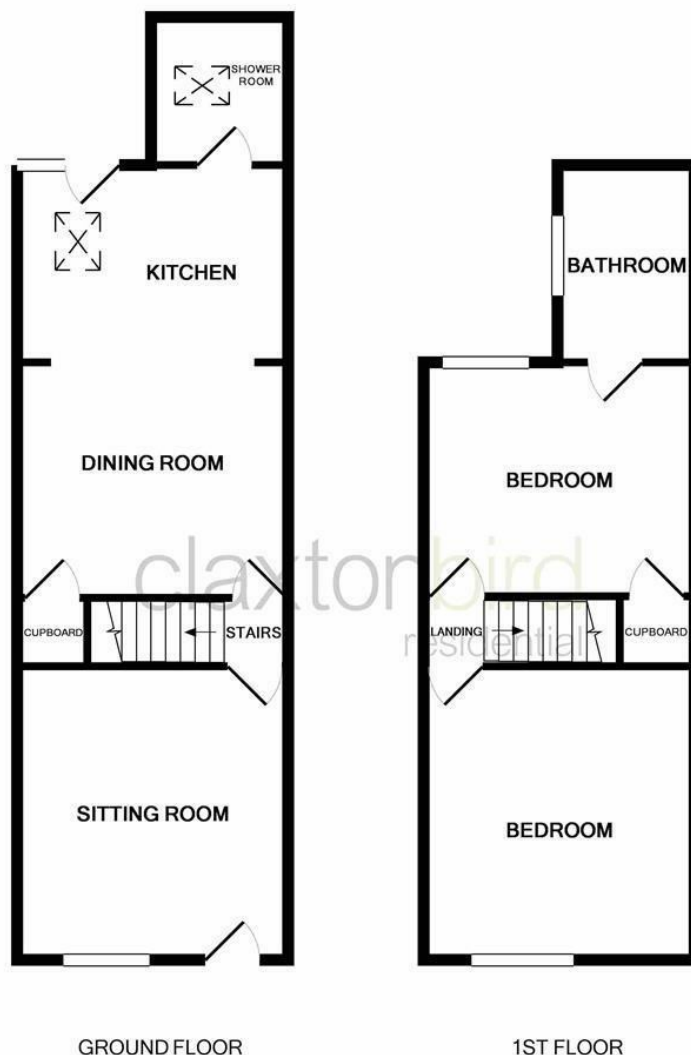
Rear Garden

Non-bisected and southerly facing garden enclosed by wall and fencing and mainly laid to lawn with timber shed, patio area, gated side access to passageway, outside tap and light.

Agents Note

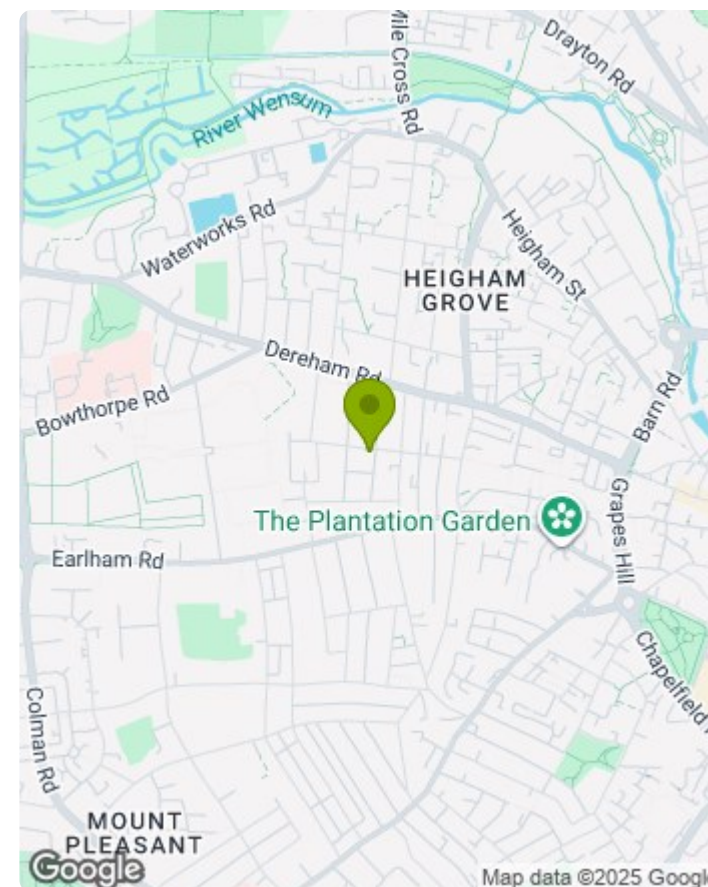
Council Tax Band B





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 (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	EU Directive 2002/91/EC

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