



Caernarvon Road
Norwich, NR2 3HY

Guide Price £250,000 - £260,000

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residential

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*** Guide Price £240,000- £250,000 *** ClaxtonBird are delighted to present this charming Victorian part-over-passage mid-terrace property, situated in an enviable position within Norwich's highly sought-after Golden Triangle. The property is conveniently located for a wide range of local amenities, reputable schools, parks and a vibrant array of amenities. Internally, the accommodation is presented in good order throughout while offering scope for further improvement, allowing the new owners to personalise and make the property their own. The ground floor comprises two well-proportioned reception rooms, a kitchen, ground floor bathroom and a useful lean-to conservatory. On the first floor are two generous double bedrooms, with one having access to a further box room and separate dressing area. Additional benefits include gas central heating and mostly upvc double glazing throughout, ensuring energy efficiency all year round. Offered for sale with no onward chain.

Sitting Room 11'4 x 11'6 (3.45m x 3.51m)

Entrance door, double glazed window to front aspect, shelving to recess, ceiling rose, wood effect floor and radiator.

Lobby

Under stairs storage cupboard.

Dining Room 11'4 x 11'5 (3.45m x 3.48m)

Double glazed window to rear aspect, shelving to recess, wood effect floor and radiator.

Kitchen 9'8 x 6'5 (2.95m x 1.96m)

Fitted kitchen comprising matching wall and base units with work surfaces over, inset single drainer stainless steel sink unit, electric cooker point, plumbing for washing machine, tiled walls, tiled effect floor, single glazed window to side aspect.

Bathroom

Suite comprising bath with electric shower over, wash hand basin set in vanity unit, WC, tiled walls, radiator and double glazed window to rear aspect.

Lean To Conservatory

Useful space with door leading out to the passageway.

First Floor Landing

Bedroom 13'6 max x 11'5 (4.11m max x 3.48m)

Two double glazed windows to front aspect, two fitted wardrobes and radiator.

Bedroom 13'6 x 11'5 (4.11m x 3.48m)

Double glazed window to rear aspect, built in wardrobe and radiator. Door to:

Bedroom 9'8 x 6'6 (2.95m x 1.98m)

Double glazed window to side aspect and radiator. Door to:

Dressing Room 6'5 x 5'8 (1.96m x 1.73m)

Double glazed windows to side and rear aspect, wall mounted gas central heating boiler and radiator.

Front Garden

Traditional walled front garden with gated pathway leading to the entrance door.

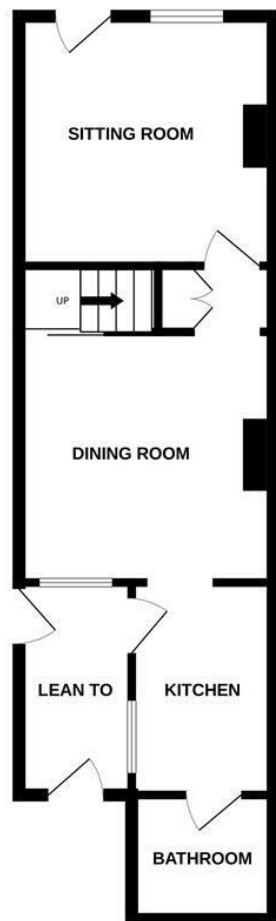
Rear Garden

Low maintenance enclosed courtyard garden.

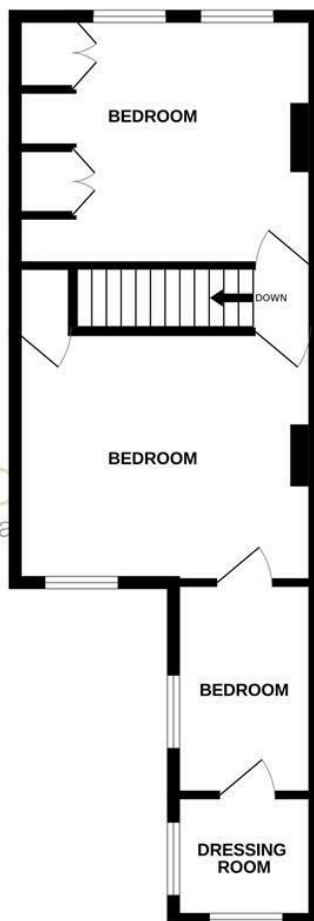
Agents Note

Council Tax Band B

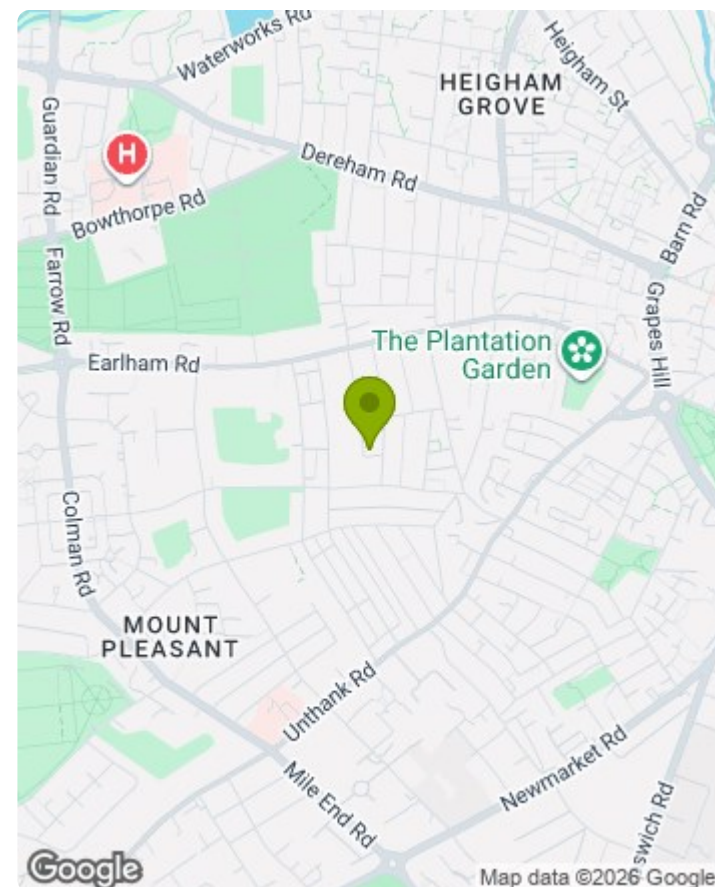




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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