



Hill Street
Norwich, NR2 2DT

Guide Price £290,000 - £300,000

claxtonbird
residential

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*** Guide Price £290,000 - £300,000 *** Welcome to this charming Victorian mid-terrace house located on Hill Street, set within the heart of the sought after Golden Triangle area of Norwich. This delightful property boasts a well-presented accommodation throughout, comprising two reception rooms, kitchen and shower room to the ground floor, whilst to the first floor there are two double bedrooms and bathroom. Externally, there is a secluded non bisected rear garden which backs onto a park and provides a peaceful outdoor retreat, with the added benefit of a useful brick-built outbuilding. Situated in a quiet cul-de-sac location, this property offers a perfect blend of tranquillity and city living, being just a short walk into the City Centre and in close proximity to range of local amenities. The property is offered for sale with no onward chain and early viewing is highly recommended.

Sitting Room 11'9 x 10'10 (3.58m x 3.30m)

Delightful reception room with period features including cast iron Victorian style fireplace, display shelving to recesses, ceiling rose, cornicing, stripped wooden floor, radiator and double glazed window to front aspect.



Dining Room 11'9 x 11'0 (3.58m x 3.35m)

Stripped wooden floor, double glazed window to rear aspect, under stairs storage cupboard and radiator. Open plan to:

Kitchen 8'5 x 6'7 (2.57m x 2.01m)

Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset single drainer stainless steel sink unit, built in electric oven with inset gas hob and extractor hood over, integrated fridge/freezer, double glazed window to the side.

Utility Area

Space and plumbing for washing machine, storage space and gas central heating boiler.



Shower Room

Suite comprising walk in shower with wall mounted shower and glazed screen and tiled floor, wash hand basin, WC, tiled floor, heated towel rail and double glazed window to rear aspect.

First Floor Landing

Bedroom 11'9 x 10'10 (3.58m x 3.30m)

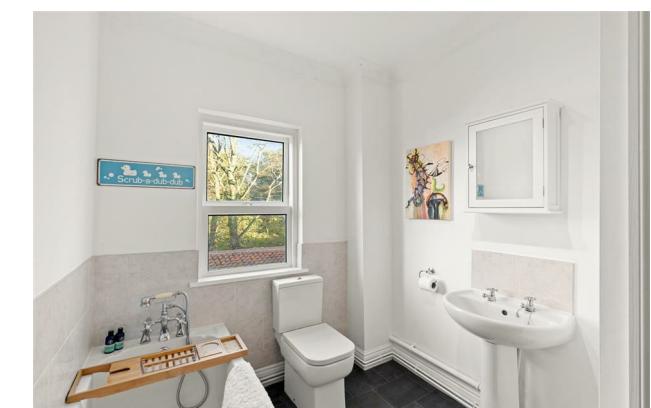
Double glazed window to front aspect, built in wardrobe and radiator.

Bedroom 11'9 x 11'1 (3.58m x 3.38m)

Double glazed window to rear aspect and radiator.

Bathroom

Suite comprising bath with telephone style mixer tap, pedestal wash hand basin, WC, radiator and double glazed window to rear aspect.



Front Garden

Landscaped garden laid to shingle with traditional tiled pathway leading to the entrance door.

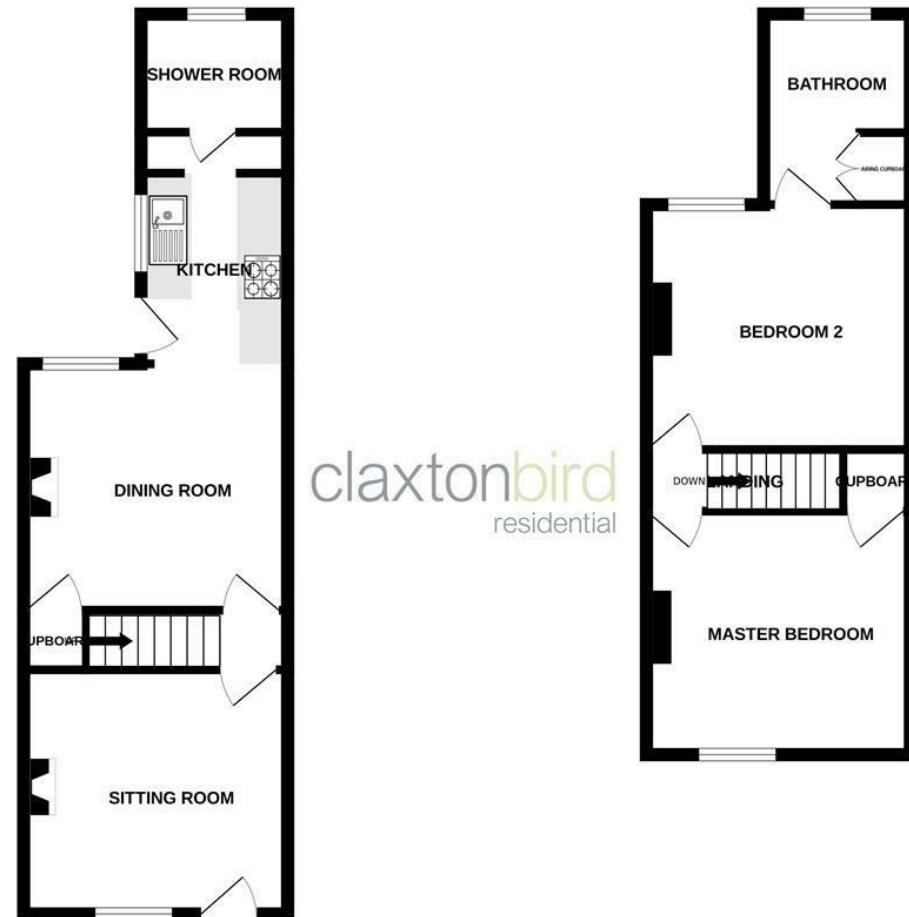
Rear Garden

Secluded garden laid predominately to lawn with a useful brick outbuilding enjoying pleasant outlook of trees from Eagle Park.

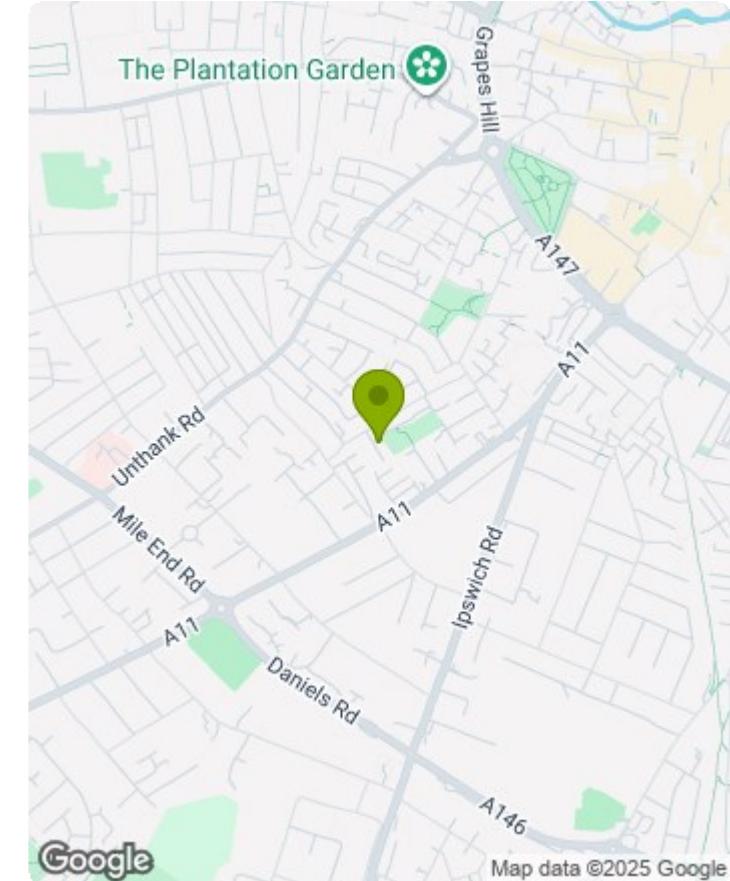
Agents Note

Council Tax Band B

EPC Rating C



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		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88	
(81-91)	B		
(69-80)	C	69	
(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	
Very environmentally friendly - lower CO ₂ emissions (92 plus)			
(81-91)			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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