



Helena Road
Norwich, Norfolk NR2 3BY
Guide Price £270,000 - £280,000

claxtonbird
residential

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*** Launch Event Saturday 15th August - Strictly By Appointment Only *** Guide Price £270,000 - £280,000 *** ClaxtonBird are pleased to present this charming over-the-passage Victorian terrace house, featuring a handsome grey brick facade, situated in the highly desirable Golden Triangle area of Norwich. The internal accommodation features two welcoming reception rooms, a modern fitted kitchen complete with stylish shaker-style cabinetry and built-in appliances, a well-appointed three-piece bathroom suite and a convenient cloakroom to the ground floor. On the first floor, you will discover two large over-passage bedrooms, with one providing access to a smaller box room. This home beautifully balances contemporary comforts with original features, including gas central heating, elegant sash windows and stripped wooden floors. Outside, the generously sized, non-bisected garden provides a fantastic space to enjoy the outdoors. Situated within easy access to the University of East Anglia (UEA), the N&N hospital, and a diverse range of shops and amenities, this property offers an excellent lifestyle for its residents.

Sitting Room 12'0" max into recess x 11'11" (3.68 max into recess x 3.65)

Double glazed entrance door with fanlight above, upvc double glazed sash window, cast-iron fireplace with tiled inset and wood surround, shelving to recess, stripped wooden floor, glazed entrance door and radiator.

Dining Room 12'0" x 10'2" (3.67 x 3.11)

Upvc double glazed sash-look window to rear aspect, stairs to first floor, stripped wooden floor, and radiator.

Kitchen 8'8" x 6'9" (2.65 x 2.07)

Modern fitted shaker-style kitchen comprising wall and base units with solid oak work surface over, butler sink with mixer tap, built-in oven with hob and extractor, integrated dishwasher, plumbing for washing machine, space for fridge freezer, part tiled splash backs, wall mounted gas central heating boiler and upvc double glazed window to side aspect.

Rear Lobby

Double glazed door leading out to the garden, and radiator.

Bathroom

Three-piece suite comprising panel bath, separate corner shower cubicle, wash hand basin, part-tiled walls, tiled floor, radiator and upvc double glazed window to side aspect.

Cloakroom

Low level WC, tiled floor and upvc double glazed window to side aspect.

First Floor Landing

Bedroom 11'10" x 13'10" max to recess (3.63 x 4.23 max to recess)

Upvc double glazed sash window to front aspect, over-stairs storage cupboard, wood-effect floor and radiator.

Bedroom 13'10" max to recess x 10'3" (4.24 max to recess x 3.14)

Upvc double glazed sash-look window to rear aspect, wood-effect floor and radiator. Door to:

Bedroom 8'7" x 6'11" (2.63 x 2.13)

Upvc double glazed sash-look window to rear aspect and radiator.

Front Garden

Traditional terrace-style garden enclosed by wall and railings with inset shrub borders and gated pathway leading to the entrance door.

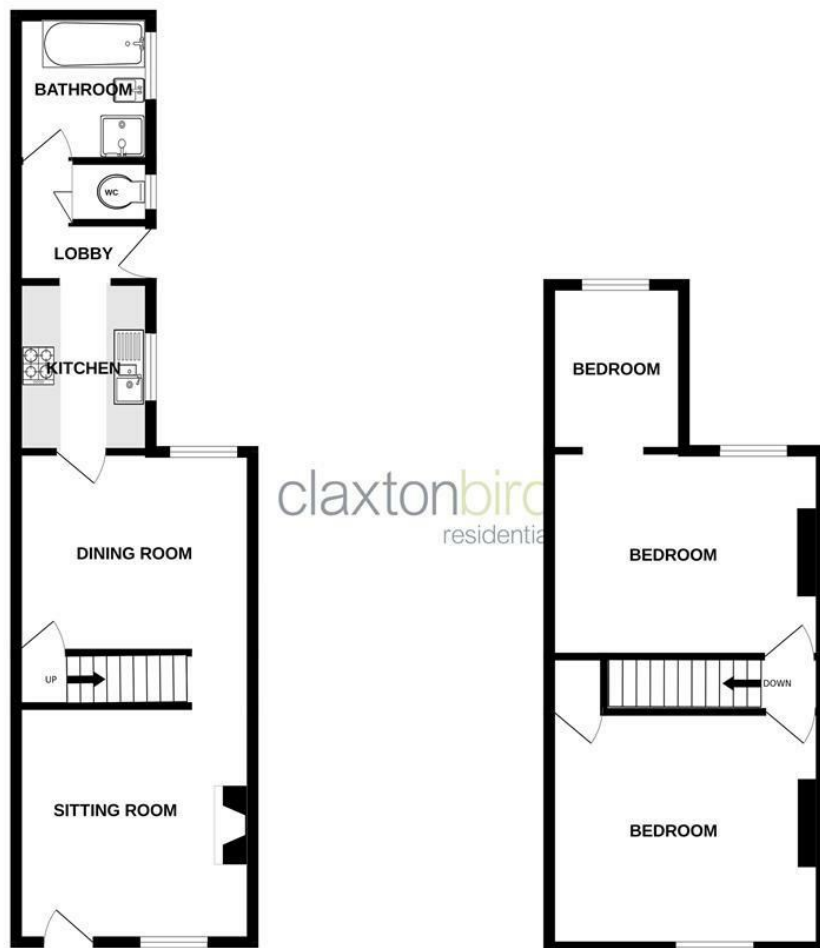
Rear Garden

Non-bisected larger-than-average rear garden laid preeminatley to lawn laid to lawn with outside tap, shrub borders, timber shed and access to passageway.

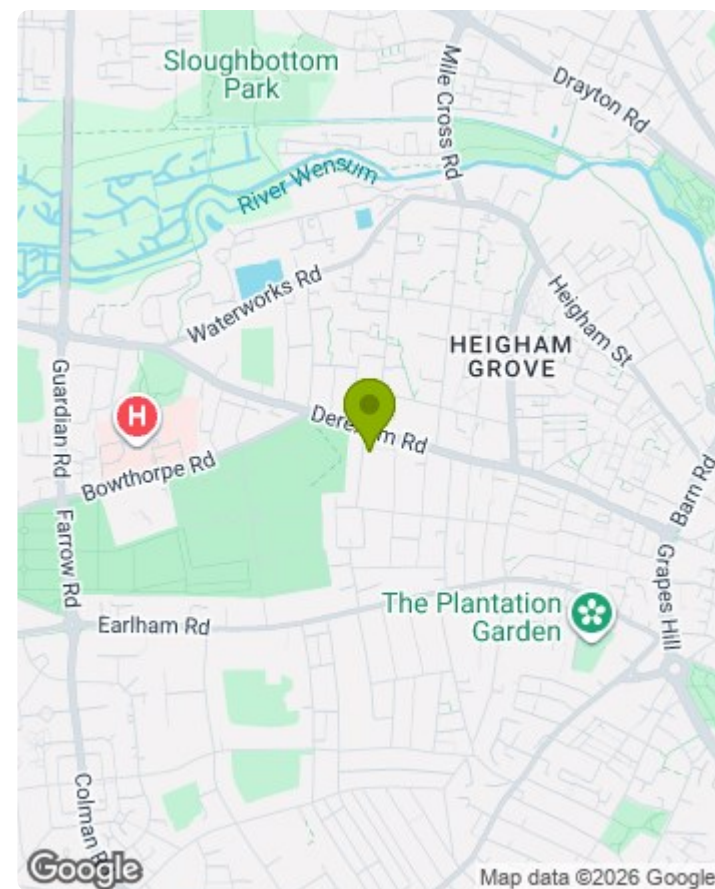
Agents Note

Council Tax Band B





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		
(69-80) C		
(55-68) D	59	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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