

Northfields

Norwich, NR4 7EX

Guide price £230,000

claxtonbird
residential

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ClaxtonBird is pleased to offer this three-bedroom mid-townhouse located close to Eaton Park, one of Norwich's most regarded natural spaces, as well as the University of East Anglia (UEA) and the Norfolk and Norwich University Hospital (NNUH). While the property would benefit from some updating, it offers well-proportioned accommodation, making it an ideal purchase for those looking to create their dream home. In brief, the accommodation includes a sitting room, a kitchen/breakfast room, and a practical side lobby on the ground floor. The first floor features three bedrooms, a bathroom, and a separate cloakroom, all accessible from the landing. Additional benefits include gas central heating, upvc double glazing and a useful brick-built store. Offered for sale with no onward chain.







Entrance Hall
Double glazed entrance door, window to front aspect, stairs to first floor and radiator.

Sitting Room 10'8" max x 19'4" (3.27 max x 5.91)
Upvc double glazed window to front aspect, fireplace with brick surround and tiled hearth, radiator and double glazed patio doors leading out to the garden.

Kitchen / Breakfast Room 13'6" x 9'10" + recess (4.13 x 3.02 + recess)
Fitted kitchen comprising base units with roll-top work surface over, stainless steel double oven with gas hob and canopy extractor over, space for fridge, plumbing for washing machine, shelving, tiled splashbacks, wood effect floor, radiator, and upvc double glazed window and door opening out to the garden.

Lobby 3'9" x 7'5" (1.16 x 2.28)
Shelving, wood-effect floor and upvc double glazed door leading to the front of the property.

First Floor Landing
Cupboard housing the gas central heating boiler, loft access and radiator.

Bedroom 10'7" x 8'9" to wardrobe (3.25 x 2.69 to wardrobe)
Upvc double glazed window to rear aspect, built-in wardrobe with sliding doors, and radiator.

Bedroom 10'4" max into recess x 13'11" (3.15 max into recess x 4.25)
Upvc double glazed window to front aspect, storage cupboard, shelving and radiator.

Bedroom 10'10" x 7'4" (3.32 x 2.26)
Upvc double glazed window to front aspect, built-in wardrobe and radiator.

Bathroom 4'7" x 5'6" (1.41 x 1.70)
Suite comprising panel bath with mixer tap and shower attachment, pedestal wash hand basin, part-tiled walls, wood-effect floor and upvc double glazed window to rear aspect.

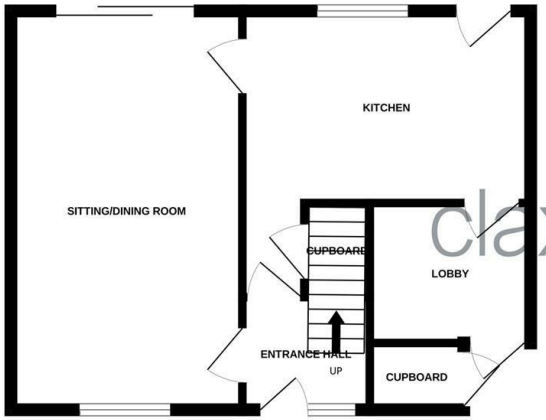
Cloakroom
Low-level WC, wood-effect floor and upvc double glazed window to rear aspect.

Front Garden
Laid to shingle with hedging, brick-built store and pathways leading to entrance and side lobby doors.

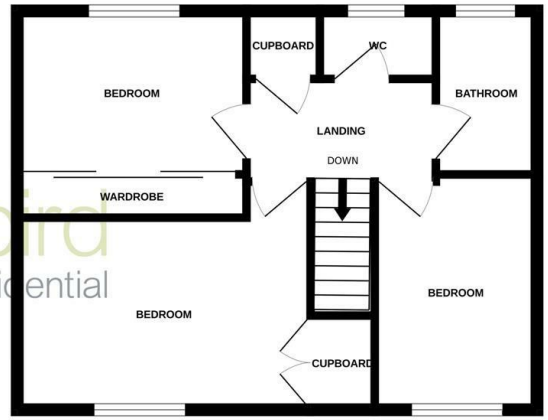
Rear Garden
Fully enclosed garden laid predominantly to lawn with two patio seating areas, shrub borders and tree insets.

Agents Note
Council Tax Band B

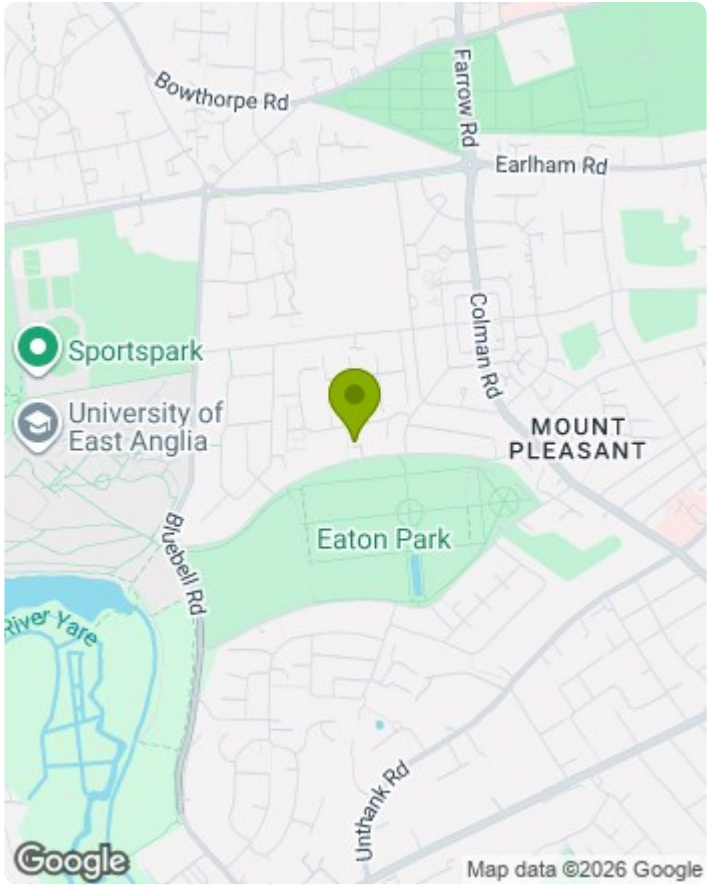
GROUND FLOOR



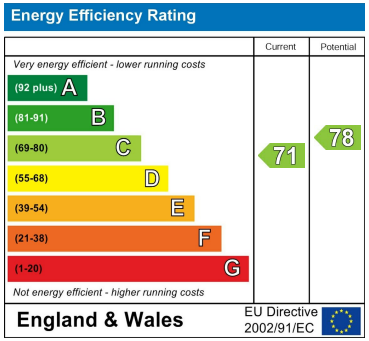
1ST FLOOR



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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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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.
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