

Silver Road

Norwich, NR3 4TJ

Offers in Excess of £190,000

claxtonbird
residential

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ClaxtonBird are pleased to present this two-bedroom Victorian terrace, situated to the North of the City, within easy access of the City Centre. As you step inside, you are greeted by a large open-plan living space, which seamlessly connects to the modern fitted kitchen. On the first floor, you will find two bedrooms, one with built-in wardrobes and the other with an en-suite bathroom. At the rear of the property, there is a delightful low-maintenance rear garden providing a sanctuary from the hustle and bustle of city life. The property is conveniently situated near a variety of local amenities and is within walking distance of Norwich's quaint historical lanes. Boasting fantastic living accommodation in a popular location, this home is an excellent choice for first-time buyers and investors alike. Offered for sale with no onward chain.

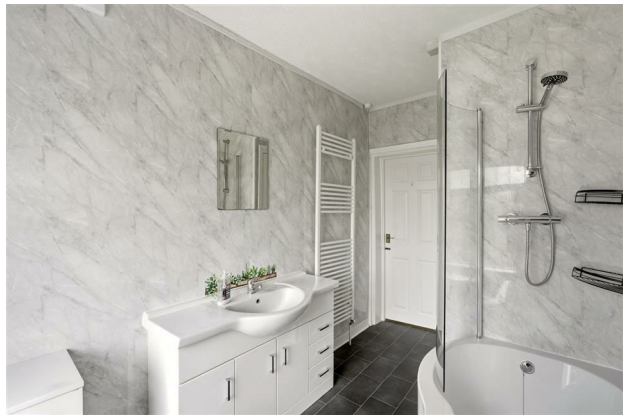


Sitting Room 15'3 x 11'2 (4.65m x 3.40m)
Double glazed entrance door, double glazed window to front aspect and radiator. Opening to:

Dining Room 11'7 x 11'2 (3.53m x 3.40m)
Double glazed window to rear aspect, stairs to first floor and radiator.

Kitchen 11'4 x 6'8 (3.45m x 2.03m)
Modern fitted kitchen comprising base and eye level units with marble effect work surfaces over, inset single drainer stainless steel sink unit, built-in electric oven with inset gas hob and extractor hood over, space for fridge freezer, plumbing for washing machine, radiator and double glazed door leading out to the garden.

Bedroom 12'3 x 11'2 (3.73m x 3.40m)
Double glazed window to front aspect, two fitted wardrobes to recesses and radiator.



First Floor Landing
Loft access.

Bedroom 14'2 x 7'8 (4.32m x 2.34m)
Double glazed window to rear aspect, built-in cupboard and radiator.

En Suite
Modern white suite comprising 'P' shaped bath with mains shower over, wash hand basin in vanity unit with mixer tap, low level WC, cupboard housing the gas central heating boiler, upright towel rail and double glazed window to rear aspect.

Front Garden
Traditional terrace style garden.

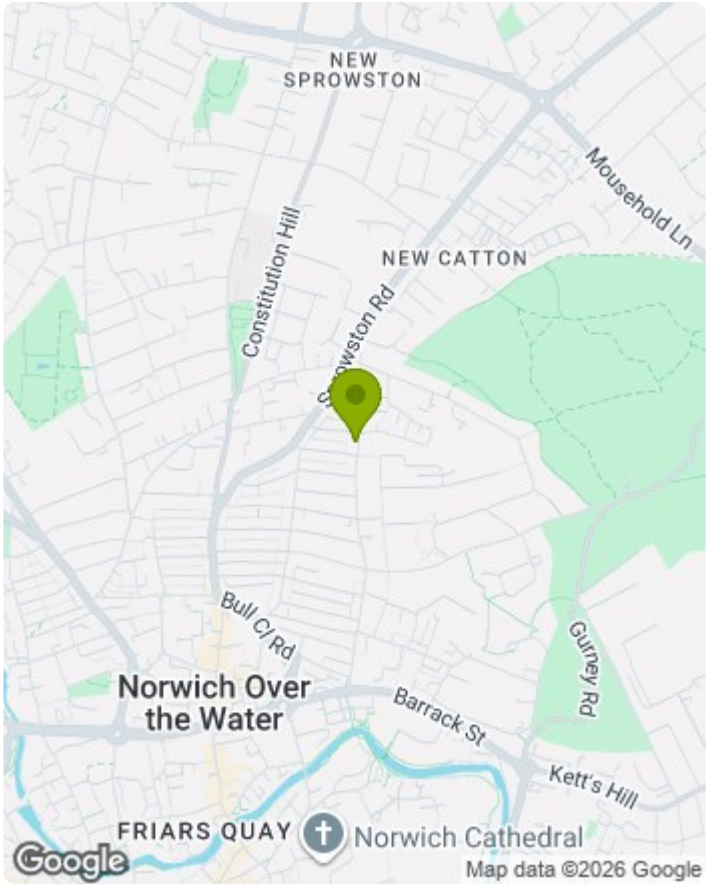
Rear Garden
South-West facing non-bisected rear garden, laid predomiantley to artificial lawn with a rear access gate.

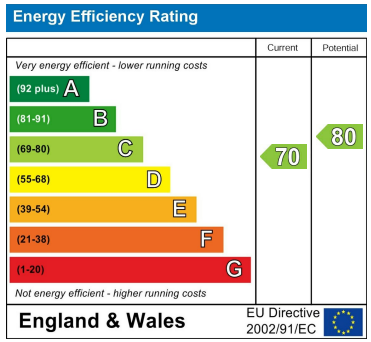


Agents Note
Council Tax Band A

The gas fire in the sitting room is currently disconnected and would need some upgrades to become serviceable again.







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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.
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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