

Dover Street
Norwich, NR2 3LG

Guide Price £270,000

claxtonbird
residential

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*** Guide Price £260,000 - £270,000 *** ClaxtonBird are pleased to present this charming Victorian three bedroom mid-terrace house, located at the heart of the lively Golden Triangle area of Norwich. Upon entering the property, you are welcomed by a bright bay-fronted sitting room that creates a warm and inviting atmosphere. Adjacent to the kitchen, there is a spacious dining room that serves as an ideal space for entertaining guests. Completing the ground floor is a modern fitted bathroom suite conveniently located at the rear of the house. On the first floor, you will find two generously sized bedrooms off the landing, with one offering access to an additional versatile bedroom. Externally, the property features a secluded lawned rear garden, perfect for enjoying the warmer summer months. Offered for sale with no onward chain and early viewing is highly recommended.

Sitting Room 11'9 into recess x 11'2 + bay (3.58m into recess x 3.40m + bay)
Double glazed sash bay window to front aspect, decorative fireplace and radiator.

Inner Lobby
Stairs to first floor.

Dining Room 11'9 into recess x 11'2 (3.58m into recess x 3.40m)
Double glazed window to rear aspect, decorative Victorian style fireplace, stripped wooden floor and radiator.

Kitchen 8'2 x 6'4 (2.49m x 1.93m)
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 double oven with inset gas hob, plumbing for washing machine, double glazed window to side aspect and door leading out to the garden.

Bathroom
Modern suite comprising bath with shower over, pedestal wash hand basin, WC, towel rail radiator and window to rear aspect.

First Floor Landing

Bedroom 11'10 x 11'0 (3.61m x 3.35m)
Double glazed window to front aspect, built in wardrobe and radiator.

Bedroom 11'10 x 11'2 (3.61m x 3.40m)
Double glazed window to rear aspect, loft access and radiator. Door to:

Bedroom 10'8 x 6'4 (3.25m x 1.93m)
Double glazed window to rear aspect, wall mounted gas central heating boiler and radiator.

Front Garden
Traditional terrace style garden with pathway leading to the entrance door.

Rear Garden
Good sized secluded garden laid predominantly to lawn with mature hedging, trees, plants and shrubs, and storage shed.

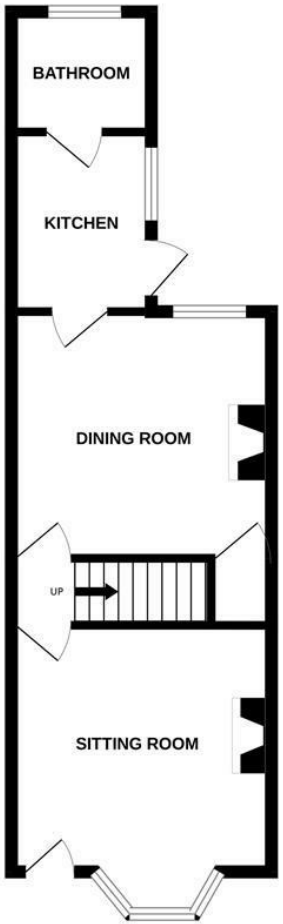
Agents Note
Council Tax Band B



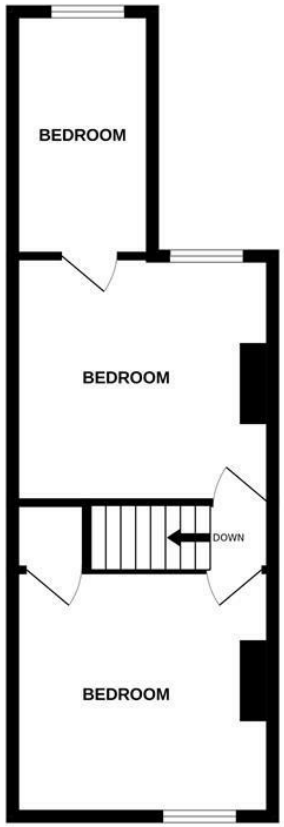




GROUND FLOOR

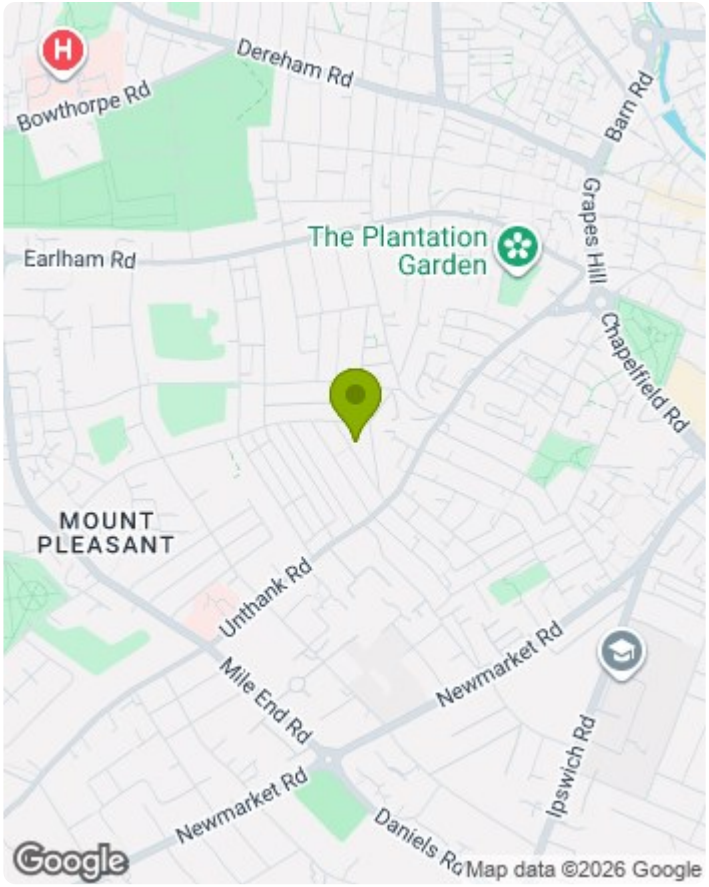


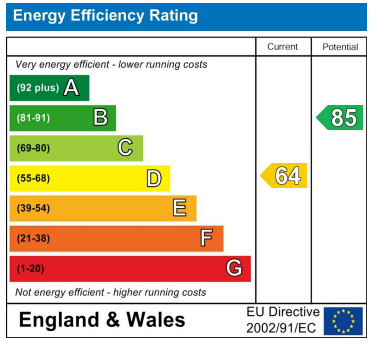
1ST FLOOR



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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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