



**Albert Terrace**  
**Norwich, NR2 2JD**  
**Offers in the region of £275,000**

**claxtonbird**  
residential

## Albert Terrace, Norwich, NR2 2JD

Situated in a highly sought-after location, this charming terraced cottage offers a wonderful opportunity for those looking to enjoy a peaceful lifestyle combined with urban convenience. Just a short distance from Newmarket Road, residents have easy access to Norwich City Centre, making it an ideal home for relaxation as well as vibrant urban living. Upon entering, you are welcomed by a lovely dual-aspect sitting/dining room that is filled with natural light and warmth. This inviting space not only enhances your everyday living but also provides delightful views of the picturesque cottage-style garden. The ground-floor bathroom adds to the practicality of the layout, ensuring comfort for all residents and their guests. On the first floor, you will find two spacious bedrooms, each equipped with convenient built-in storage. This exceptional property is truly a rare find, offering the tranquillity of cottage living just moments away from the vibrant City Centre.

### Sitting / Dining Room 21'2 x 11'10 max (6.45m x 3.61m max)

Dual aspect windows to front and rear aspect, decorative exposed brick fireplace, picture rail, two large understairs storage cupboards, three radiators and access to staircase leading to the first floor.

### Kitchen 8'3 x 7'1 (2.51m x 2.16m)

Fitted kitchen comprising a range of base units with work surfaces over, inset single drainer stainless steel sink unit, freestanding washing machine, freestanding electric cooker and freestanding fridge, wall-mounted gas central heating boiler and window to side aspect.

### Rear Lobby

Door leading out to the garden, and radiator.

### Bathroom

Suite comprising bath with telephone-style mixer tap, wash hand basin set in vanity unit, WC, radiator and window to side aspect.

### First Floor Landing

### Bedroom 11'10 x 10'9 (3.61m x 3.28m)

Window to front aspect, built-in wardrobe and radiator.

### Bedroom 9'9 x 9'3 (2.97m x 2.82m)

Double glazed window to rear aspect, built-in storage cupboard and radiator.

### Front Garden

The property is approached through a cast iron gate, boasting a pretty cottage-style lawned garden with plant and shrub borders.

### Rear Garden

Low-maintenance courtyard garden with large timber shed.

### Agents Note

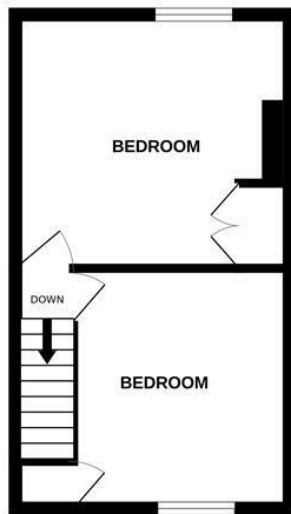
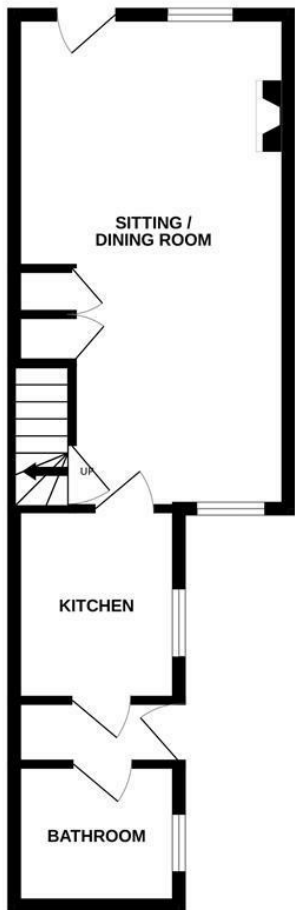
Council Tax Band B

Residents permit parking is available on nearby streets.



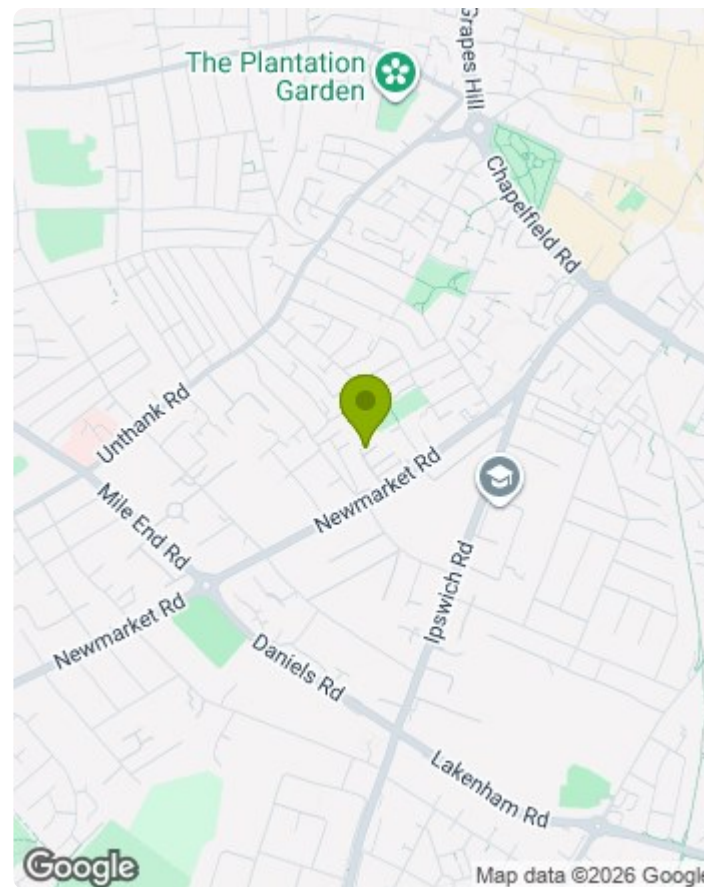
GROUND FLOOR

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	64		
(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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ClaxtonBird Residential  
134 Unthank Road  
Norwich  
NR2 2RS

Tel: 01603 733002  
Email: [norwich@claxtonbird.co.uk](mailto:norwich@claxtonbird.co.uk)  
[www.claxtonbird.co.uk](http://www.claxtonbird.co.uk)

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