



Newmarket Street, Norwich NR2 2DR

welcome to

Newmarket Street, Norwich

****GUIDE PRICE £450,000 - £475,000**** Offered to the market with NO ONWARD CHAIN this impressive hall entrance terraced home offers a unique opportunity to acquire a well balanced home with extended kitchen/dining room complemented by two comfortable reception rooms and three bedrooms off the landing.



Entrance Hall

Door with fanlight over to front aspect, picture rail, laminate floor, corbels, picture rail, radiator, doors to lounge and sitting room, stairs to first floor landing.

Lounge

12' 5" x 12' 4" max (3.78m x 3.76m max)
Double glazed sash window to front aspect, cast iron fireplace, built in alcove storage cupboards, ceiling rose, picture rail, cornice, laminate floor, radiator.

Sitting Room

12' 4" x 13' 4" max (3.76m x 4.06m max)
Built in alcove cupboards and shelving, cast iron fireplace, laminate floor, vertical radiator, open to kitchen / dining room;

Kitchen / Dining Room

14' 4" x 15' 5" max (4.37m x 4.70m max)
Double glazed window to rear aspect, double glazed french doors to rear aspect, fitted kitchen comprising a range of wall and base units, quartz work surfaces over, separate island, double sink with mixer tap, range cooker, ceramic cooker hood over, space for fridge / freezer, integrated dishwasher, plumbing and space for washing machine, part tiled walls, tiled floor, gas fired central heating boiler, radiator, door to under stairs wc;

Wc

Suite comprising low level wc, wash hand basin, tiled splash back, extractor fan, consumer unit, electric meter.

Landing

Stairs leading from entrance hall to first floor landing, fitted storage cupboard, doors to all bedrooms and bathroom.

Bedroom One

12' 5" x 9' 6" max (3.78m x 2.90m max)
Double glazed sash window to front aspect, radiator.

Bedroom Two

12' 5" x 11' max (3.78m x 3.35m max)
Double glazed window to rear aspect, cast iron fireplace, radiator.

Bedroom Three

8' 9" x 6' 7" (2.67m x 2.01m)
Double glazed sash window to front aspect, radiator.



Ground Floor

Bathroom

Double glazed window to rear aspect, suite comprising claw foot freestanding bath, separate shower cubicle with mains fed shower, low level wc, pedestal sink, tiled floor, tongue and groove wall paneling, extractor fan, chrome heated towel rail.

External

A beautiful private, fully enclosed garden awaits-laid to lawn with a sunny patio perfect for relaxing or hosting with on-street permit parking.



First Floor

Total floor area 102.7 m² (1,105 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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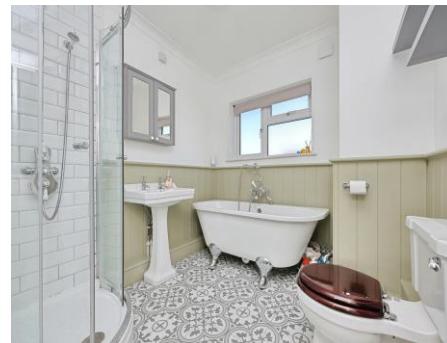
- GUIDE PRICE £450,000 – £475,000
- HALL ENTRANCE TERRACE HOME
- TWO RECEPTION ROOMS PLUS OPEN PLAN KITCHEN / DINING ROOM AND DOWNSTAIRS WC
- THREE BEDROOMS OFF LANDING
- NEWLY RENOVATED KITCHEN, GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT
- ORIGINAL FEATURES

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

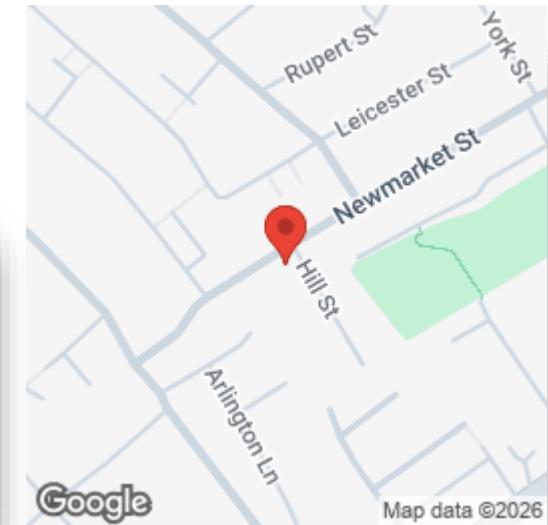
£450,000



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directions to this property:

Proceed out of Norwich via Unthank Road taking a left hand turn into Bury Street. Take a left hand turn into Newmarket street where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
UNR106919 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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