



Eade Road
Norwich, NR3 3EH
Guide Price £240,000 - £250,000

claxtonbird
residential

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*** Guide Price £240,000 - £250,000 *** ClaxtonBird are pleased to offer this newly renovated two bedroom Victorian terrace house, situated to the North of City, within close proximity to the City Centre. The current vendor has completed various works to a high standard, including a newly fitted kitchen with built in appliances, master bedroom suite with newly fitted bathroom and general re-decoration throughout. In brief, the full accommodation comprises sitting room, dining room, kitchen, lobby, utility room and cloakroom to the ground floor, whilst to the first floor there are two bedrooms off landing and en suite bathroom. Internally, the property further benefits from gas central heating and double glazing. Externally, there is a larger-than-average rear garden. Offered for sale with no onward chain.

Sitting Room 11'10" max to recess x 11'11" (3.63 max to recess x 3.64)

Recently re plastered and re decorated with double glazed entrance door, upvc double glazed window to front aspect, wood effect floor, radiator and opening to storage cupboard.

Dining Room 11'11" max to recess x 11'11" (3.64 max to recess x 3.64)

Upvc double glazed window to rear aspect, wood effect floor, radiator, door leading to second floor and opening to the kitchen.

Kitchen 9'9" x 7'1" (2.98 x 2.17)

Newly fitted kitchen comprising wall and base units with work surfaces and up-stand over, stainless steel sink drainer with mixer tap, built in stainless steel oven with gas hob and extractor over, pantry cupboard, space for fridge freezer, spot lights, wood effect floor and upvc double glazed window to side aspect.

Lobby

Built in storage cupboard, wood effect floor and upvc double glazed door leading to the utility room.

Cloakroom WC

Low level WC, wash hand basin set in vanity unit with mixer tap, part tiled walls, wood effect floor, towel rail radiator and upvc double glazed window to rear aspect.

Utility Room 4'5" x 16'6" (1.36 x 5.04)

Base units with work surfaces over, stainless sink drainer with mixer tap, plumbing for washing machine, space for dryer, tiled floor and upvc double glazed door leading to the garden.

Bedroom 11'11" max x 12'0" (3.65 max x 3.66)

Upvc double glazed window to front aspect, built in storage cupboard housing the gas central heating boiler and loft access, wood effect floor and radiator.

Bedroom 11'11" max to recess x 11'11" (3.65 max to recess x 3.64)

Upvc double glazed window overlooking the garden, wood effect floor, radiator and door en suite bathroom.

En Suite Bathroom 9'4" x 6'11" (2.86 x 2.12)

Newly fitted four piece suite comprising panelled bath with mixer tap, double shower cubicle with inset shower, wash hand basin set in vanity unit with mixer tap, low level WC, fully tiled walls, wood effect floor, towel rail radiator, spot lights, extractor fan and upvc double glazed window to rear aspect.

Rear Garden

Enclosed by wall and fencing laid to lawn with shrub borders, gated access to passage way

Front Garden

Enclosed by wall and railing, laid predominately to shingle with gated tiled pathway leading to entrance door.

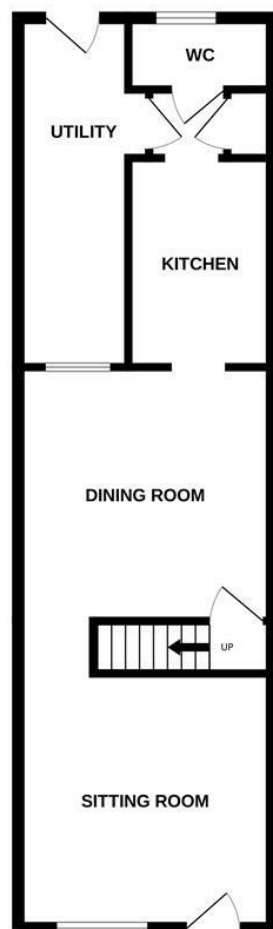
Agents Note

The current owners have completed the following works: new kitchen, bathroom, utility room and cloakroom, re-wired throughout, recently re-plastered, re-decorated and new floor coverings throughout, and a partial re-roof to the back section of the property.

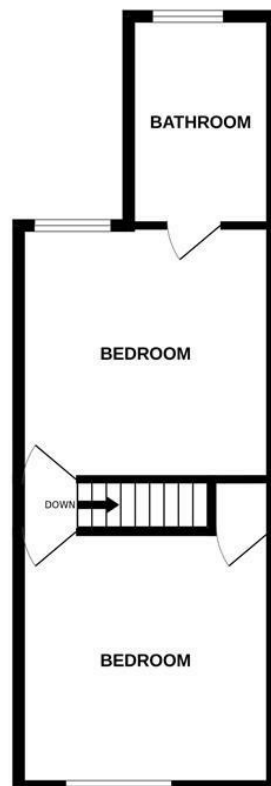
Council Tax Band B

EPC Rating D

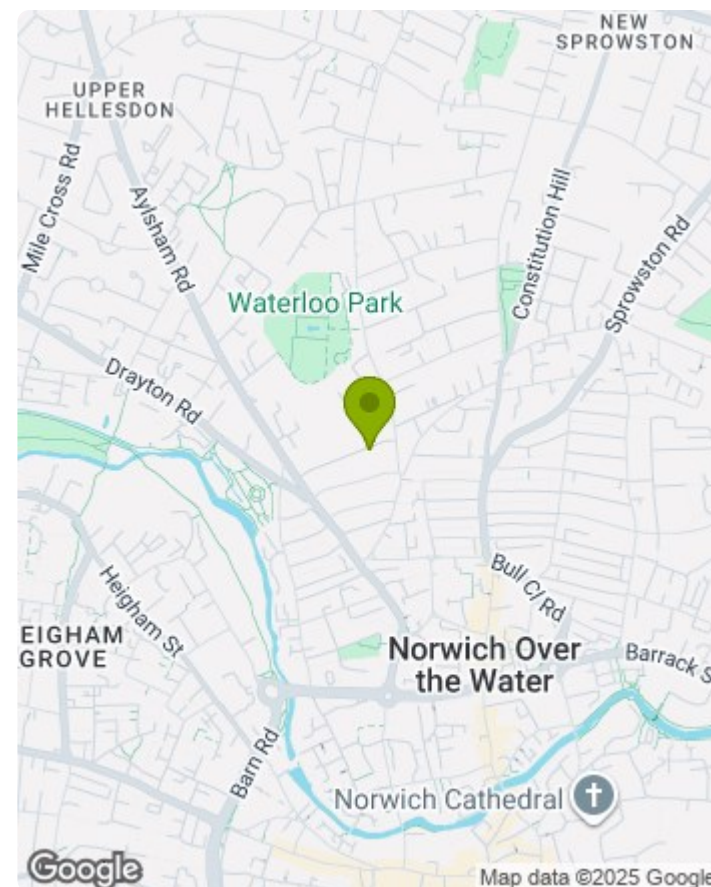




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 will be no delay in agreeing the sale.

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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