



**Lincoln Street**  
**Norwich, Norfolk NR2 3LB**  
**Guide Price £280,000 - £290,000**

**claxtonbird**  
residential

## Lincoln Street, Norwich, Norfolk NR2 3LB

\*\*\* Guide Price £280,000 - £290,000 \*\* ClaxtonBird are delighted to offer for sale this Victorian mid-terrace house, positioned just off Unthank Road, within close proximity to a range of local amenities and the City Centre of Norwich. As you step inside, you are welcomed by a bay-fronted sitting room that is bathed in natural light, creating a warm and inviting atmosphere. Completing the ground floor accommodation is the dining room, larger than average kitchen, practical utility room and bathroom. On the first floor, you will find two double bedrooms accessible from the landing, with one of the bedrooms leading to an additional box bedroom. Throughout the house, you will notice original decorative features, fireplaces and stripped wooden floors, enhancing its overall charm and character. Outside, there is a bisected rear garden which has access to the garage. Offered for sale with no onward chain

### Sitting Room 12'0" max into recess x 13'11" max into bay (3.67 max into recess x 4.26 max into bay)

Entrance door with fan light above, upvc double glazed bay window to front aspect, feature cast iron fireplace with wood surround and hearth, picture rail, cornice, ceiling rose, stripped wooden floor and radiator.

### Dining Room 12'0" max into recess x 11'5" (3.66m max into recess x 3.49m)

Upvc double glazed window to rear aspect, feature cast iron fireplace with hearth, under stairs storage cupboard, stripped wooden floor and radiator.

### Kitchen 9'1" x 6'7" (2.78 x 2.03)

Fitted kitchen comprising wall and base units with roll top work surface over, built in double oven with gas hob and extractor over, space for fridge freezer, part tiled splash backs, tiled effect floor and upvc double glazed sash look window to side aspect. Opening to:

### Utility Room 6'6" x 6'7" (2.00 x 2.01)

Wall and base units with roll top work surfaces over, inset single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, wall mounted gas central heating boiler, tiled effect floor, upvc double glazed window to side aspect and upvc double glazed door leading out in to the garden.

### Bathroom

Suite comprising panel bath with mixer shower over and shower screen, wash hand basin with mixer tap, low level WC set in vanity unit, part tiled walls, tiled effect floor, extractor fan, spotlights, radiator and upvc double glazed window to rear aspect.

### First Floor Landing

### Bedroom 12'0" max into recess x 11'6" (3.67 max into recess x 3.51)

Upvc double glazed window to front aspect, overstairs storage cupboard, picture rail and radiator.

### Bedroom 11'11" max into recess x 11'5" (3.64 max into recess x 3.50)

Upvc double glazed window to rear aspect, built in storage cupboard, picture rail and radiator. Door to:

### Bedroom 9'7" x 6'7" (2.93 x 2.03)

Upvc double glazed window to rear aspect, picture rail and radiator.

### Front Garden

Typical terrace style garden with pathway leading to the entrance door.

### Rear Garden

Bisected garden enclosed by fencing with gated access to the service road and garage.

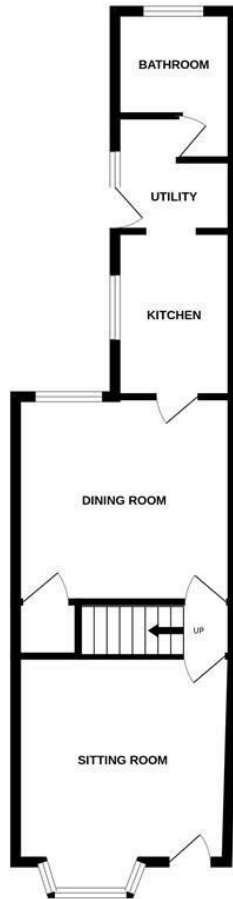
### Garage

Double doors to service road and personal door to rear garden.

### Agents Note

Council Tax Band B

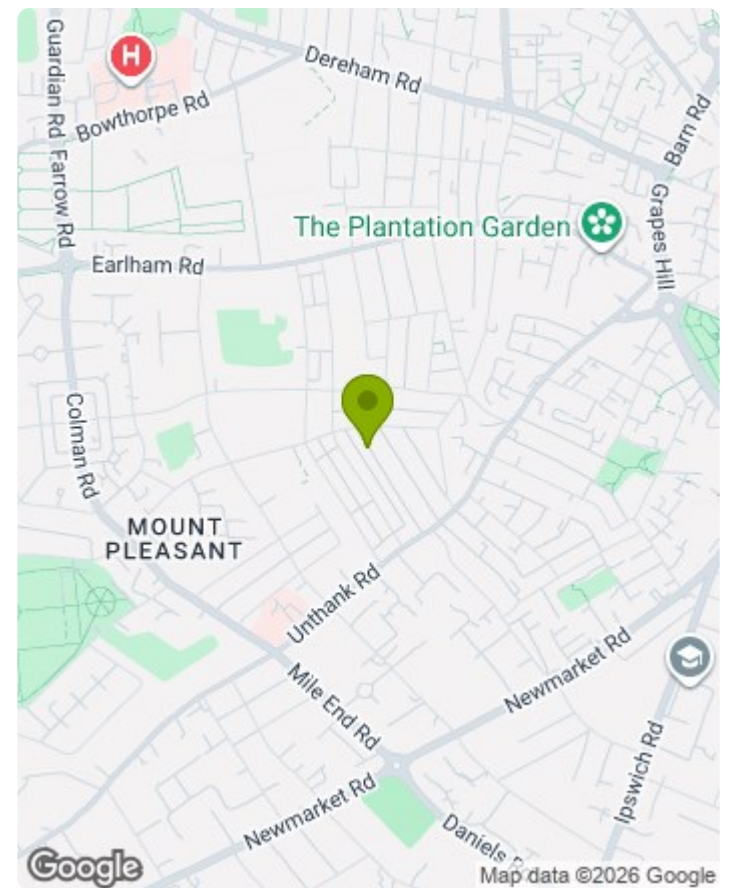




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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.
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