



**Cyprus Street
Norwich, NR1 3AX**

Guide Price £240,000 - £250,000

claxtonbird
residential

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*** Guide Price £240,000 - £250,000 *** Nestled on Cyprus Street, this charming Victorian mid-terrace house perfectly combines classic character with modern convenience. Upon entering, you are greeted by a cosy sitting room showcasing feature arches in the recesses. This leads into a well-appointed dining room, highlighted by a beautiful cast-iron fireplace. The modern fitted kitchen, equipped with built-in appliances, has been thoughtfully designed to enhance everyday living. Completing the ground floor accommodation is a contemporary bathroom suite and a rear lobby. On the first floor, you'll find two double bedrooms positioned off the landing. One of these bedrooms has access to a smaller box bedroom, making it versatile for use as an office or additional storage. Further internal features include some newly fitted double-glazed windows and gas central heating throughout. Conveniently located, this property provides easy access to the city centre of Norwich, where you can enjoy a wide array of shops, restaurants, and cultural attractions. This home is an ideal purchase for those seeking a peaceful retreat in a vibrant location.

Sitting Room 11'5 x 11'7 max (3.48m x 3.53m max)

Newly fitted double glazed window to front aspect and radiator.



Dining Room 11'4 x 11'7 max (3.45m x 3.53m max)

Decorative cast iron fireplace, built in understairs storage cupboard, fitted shelving to recess and radiator. Door to:

Kitchen 11'8 x 8'0 (3.56m x 2.44m)

Fitted kitchen comprising a range of matching base and eye-level units with timber block work surfaces, inset single ceramic sink unit with mixer tap, built-in electric oven with electric hob, built-in washing machine, built-in dishwasher, space for upright fridge freezer, cupboard housing the gas central heating boiler and radiator.

Rear Lobby

Base unit with work surface over, Velux skylight, glass roof and door leading out to the garden.



Bathroom

Modern white suite comprising bath with mixer tap and shower over, wash hand basin set in vanity unit with mixer tap, WC, tiled floor, chrome towel rail and double glazed window to rear aspect.

Bedroom 11'7 x 11'5 (3.53m x 3.48m)

Newly fitted double glazed window to front aspect and radiator.

Bedroom 11'7 x 11'5 (3.53m x 3.48m)

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

Bedroom 6'2 x 8'1 (1.88m x 2.46m)

Double glazed window to rear aspect and radiator.



Front Garden

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

Rear Garden

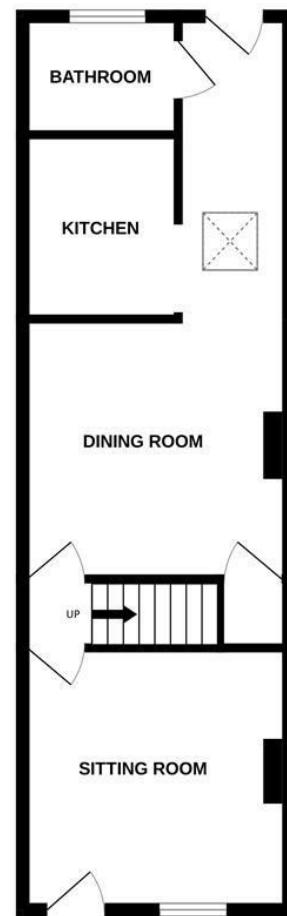
Good sized bisected garden, overlooking the nearby church yard, and laid predominantly to shingle with numerous trees, plants and shrubs.

Agents Note

Council Tax Band B

GROUND FLOOR

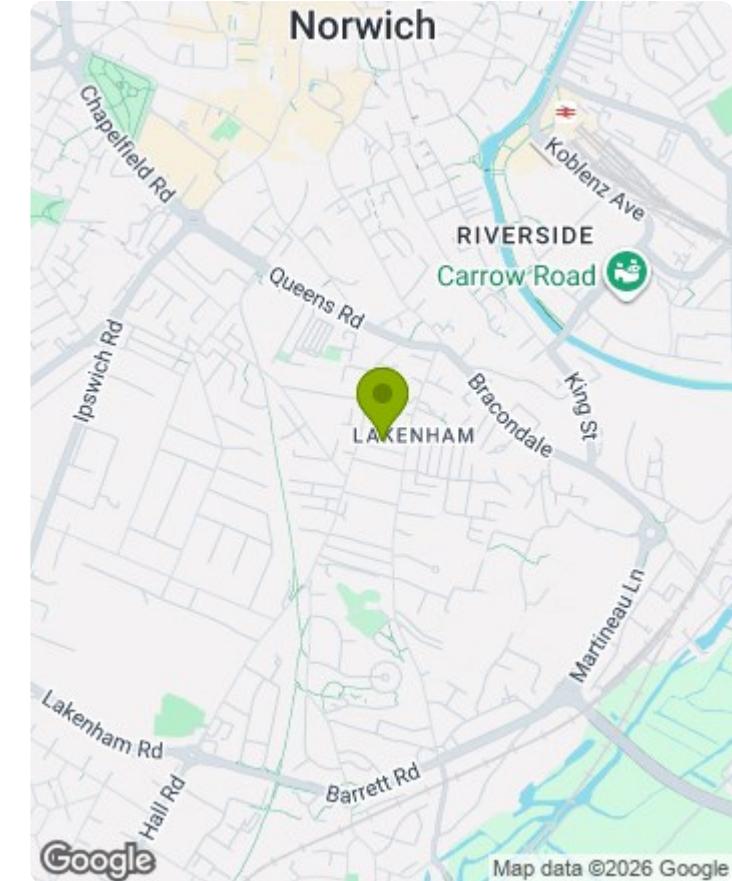
1ST FLOOR



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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	78
EU Directive 2002/91/EC			

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