



Rutland Street
Norwich, NR2 2AZ

Offers in the region of £310,000

claxtonbird
residential

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*** Offers in the Region of £310,000 *** ClaxtonBird are delighted to offer this three-bedroom, over-the-passage, bay-fronted Victorian terrace house situated close to Unthank Road and Norwich city centre in the highly sought-after Golden Triangle location. Offered with no onward chain, the property benefits from a selection of period features, gas central heating and double glazing throughout. The accommodation comprises a bay-fronted sitting room, dining room, fitted kitchen and a ground-floor WC/utility room. On the first floor there are three bedrooms and a family bathroom, all accessed from the landing. One of the bedrooms also benefits from an adjoining dressing room or home office. Outside, the property boasts a larger-than-average rear garden, providing excellent outdoor space.

Bay Fronted Sitting Room 13'11" m max into bay x 11'5" m max (4.26 m max into bay x 3.49 m max)

Upvc double glazed bay fronted window, entrance door with fan light above, cast iron Victorian style fireplace with wood surround, wood effect floor, cornice & ceiling rose and radiator.

Dining Room 11'5" max x 11'4" (3.48m max x 3.47)

Upvc double glazed French door to garden, wood effect floor, understairs storage cupboard, cast iron Victorian style fireplace with wood surround and radiator.

Kitchen 8'5" x 5'10" (2.57m x 1.78m)

Fitted kitchen comprising wall and base units with worktop over, built in oven hob and extractor, stainless steel sink drainer, space for dishwasher and fridge freezer, tiled splash back, tiled floor, wall mounted central heating boiler and upvc double glazed window.

W.C/Utility

Low level W.C, wash hand basin, tiled splash back, space and plumbing for washing machine and tumble dryer above, extractor fan and heated towel rail.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'2" max x 7'9" max (3.42 max x 2.37 max)

Upvc double glazed window, cast iron fireplace and radiator. Opening to dressing room/office

Dressing Room/Office 5'10" x 6'3" (1.8 x 1.91)

Upvc double glazed window.

Bedroom Two 11'5" x 7'8" max (3.49 x 2.34 max)

Upvc double glazed window, cast iron fireplace and radiator.

Bedroom Three 6'8" x 11'6" plus recess (2.05 x 3.51 plus recess)

Upvc double glazed window and radiator.

Bathroom

Panel path with shower over, low level W.C, wash hand basin, part tiled walls, extractor fan, shaver point, upvc double glazed window and heated towel rail.

Front Garden

Walled front garden with pathway to entrance door.

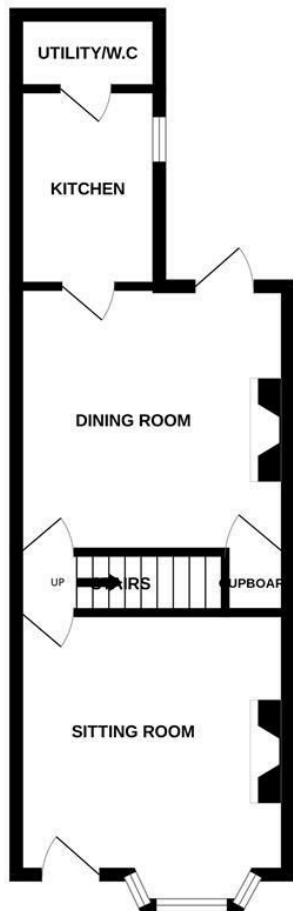
Rear Garden

Larger than average bisected rear garden laid to lawn, shrub borders and timber shed.

Agents Note

Council Tax Band B

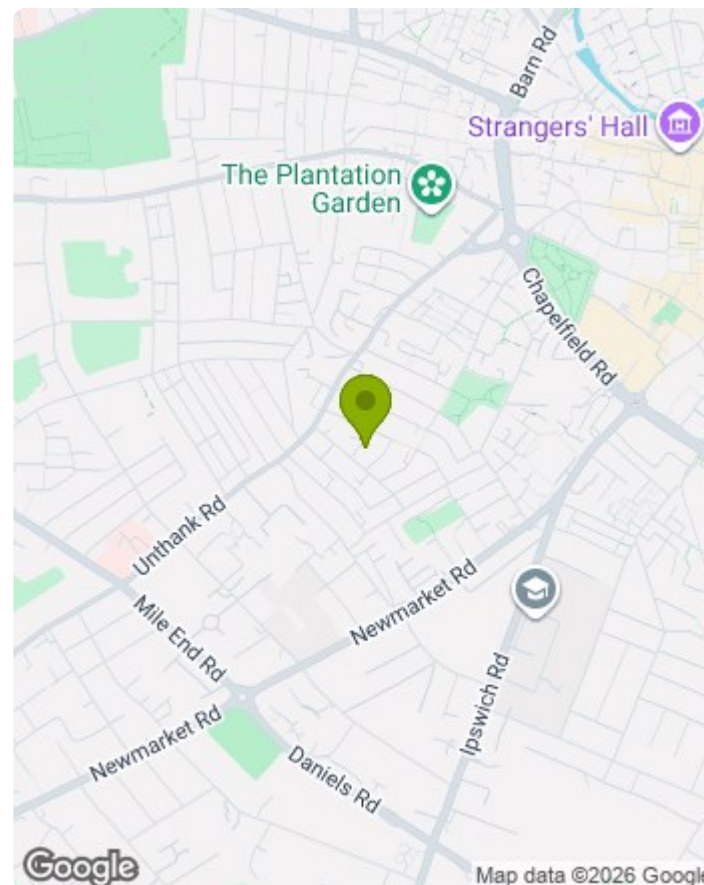




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		88
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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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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.
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