Chester Street
Norwich, NR2 2AY

Guide Price £300,000 - £310,000

claxtonbird
residential

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*** Guide Price £300,000 - £310,000 *** ClaxtonBird are pleased to offer this attractive bay-fronted mid-terrace house situated in the highly sought-after Golden Triangle area of Norwich. Upon entering, you are welcomed into a delightful sitting room featuring characterful details such as a cast-iron fireplace and ceiling rose. The ground floor further includes a separate dining room, a modern fitted kitchen, a useful utility area, and a contemporary shower room. Upstairs, there are two spacious bedrooms, one of which includes an en-suite bathroom for added convenience. The property boasts benefits such as gas central heating and double-glazed windows, ensuring energy efficiency. Additionally, there is an enclosed rear garden, providing a peaceful escape from the hustle and bustle of city life. This fantastic home offers a retreat for those looking for a vibrant community atmosphere while remaining close to central amenities and attractions. Offered for sale with no onward chain.

Sitting Room 11'4 + bay x 11'4 into recess (3.45m + bay x 3.45m into recess)
Entrance door with stained glass fanlight above, double glazed bay window to front aspect, decorative cast-iron fireplace with tiled hearth, ceiling rose, cornicing and radiator.

Inner Lobby
Stairs to first floor.

Dining Room 11'4 x 11'4 (3.45m x 3.45m)
Double glazed sash window to rear aspect, built-in understairs storage cupboard and radiator.

Kitchen 11'3 x 6'0 (3.43m x 1.83m)
Fitted kitchen comprising matching wall and base units with worksurfaces over, inset single drainer sink unit with mixer tap, built-in electric oven with inset four-ring gas hob, built-in fridge freezer, cupboard housing the gas central heating boiler, double glazed window to side aspect and door leading out to the garden.

Utility Area
Double glazed window to side aspect, plumbing for washing machine and radiator.

Shower Room
Modern white suite comprising corner shower cubicle, wash hand basin set in vanity unit with mixer tap, WC, chrome towel rail radiator and double glazed window to rear aspect.

First Floor Landing

Bedroom 11'4 x 11'4 (3.45m x 3.45m)
Double glazed window to front aspect, built-in cupboard and radiator.

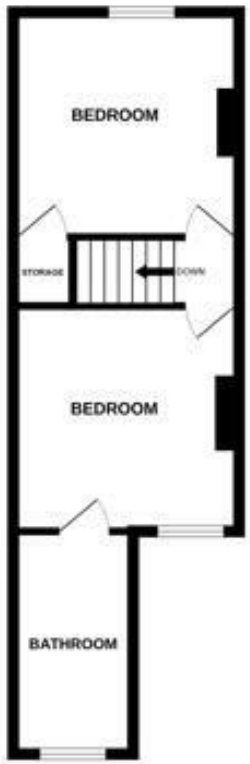
Bedroom 11'4 x 11'4 (3.45m x 3.45m)
Double glazed window to rear aspect, radiator and door to en-suite.

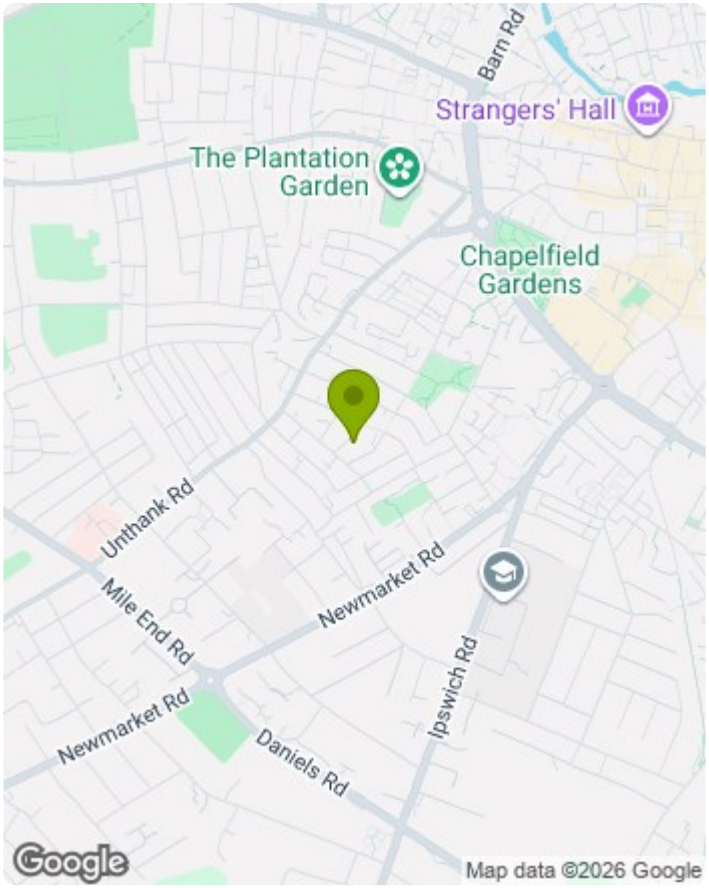
En Suite Bathroom
Modern fitted four-piece suite comprising bath with mixer tap, corner shower cubicle, pedestal wash hand basin, WC, chrome towel rail radiator and double glazed window to rear aspect.

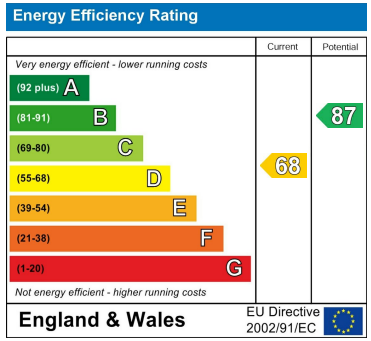
Front Garden
Traditional terrace style garden with gated pathway leading to the entrance door.

Rear Garden
Fully enclosed garden laid to lawn with two patio seating areas, plant borders and timber shed.

Agents Note
Council Tax Band B







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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.
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.
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ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

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