



St. Martins Road
Norwich, Norfolk NR3 3EX
Guide Price £290,000 - £300,000

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residential

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*** Guide Price £290,000 - £300,000 *** ClaxtonBird are pleased to present this fantastic three-bedroom mid-terrace house, offering wonderful views over Wensum Park and the river beyond. Internally, the property is presented in excellent condition, having recently been redecorated and re-carpeted throughout. The accommodation includes an entrance hall, spacious bay-fronted sitting room, a separate dining room, fitted kitchen and a wet room to the ground floor. On the first floor, there are two double bedrooms, a single bedroom, and a modern fitted bathroom, all accessible from the landing. Location is a key selling point for this property, set within walking distance of the City Centre and a host of local amenities.

Entrance Porch

Upvc part-glazed entrance door and timber part glazed door into entrance hall.

Entrance Hall

Stairs to first floor and radiator.

Sitting Room 14'7 max into bay x 12'10 (4.45m max into bay x 3.91m)

Double glazed bay window to front aspect, living flame gas fire (currently disconnected) and radiator.

Dining Room 12'10 x 13'1 (3.91m x 3.99m)

Living flame coal effect fire, contemporary radiator and French doors leading out to the garden.

Kitchen 19'0 x 8'5 (5.79m x 2.57m)

Fitted kitchen comprising a range of matching base and eye-level units with work surfaces over, inset one-and-a-half bowl sink unit with mixer tap, Range Master cooker with extractor hood over, plumbing for dishwasher, space for fridge freezer, large understairs storage cupboard, windows to side and rear aspect, and door leading out to the garden.

Wet Room

Suite comprising electric shower, wall-mounted wash hand basin, WC, electric wall heater and double glazed window to rear aspect.

First Floor Landing

Loft access, storage cupboard and doors to all first floor rooms.

Bedroom 12'10 x 10'8 (3.91m x 3.25m)

Double glazed window to rear aspect and radiator.

Bedroom 12'2 x 9'7 (3.71m x 2.92m)

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

Bedroom 9'0 x 7'0 + door recess (2.74m x 2.13m + door recess)

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

Bathroom

Modern white suite comprising bath with mixer shower, built-in wash hand basin, WC, towel rail radiator and double glazed window to side aspect.

Front Garden

Mature garden with various shrubs and gated access, with steps leading up to the entrance door.

Rear Garden

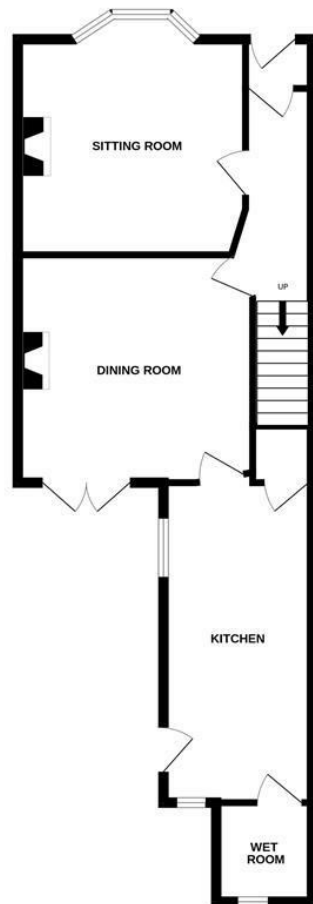
Good-sized walled garden laid predominantly to lawn with patio seating area, shrub and plant borders, and access to outdoor store.

Agents Note

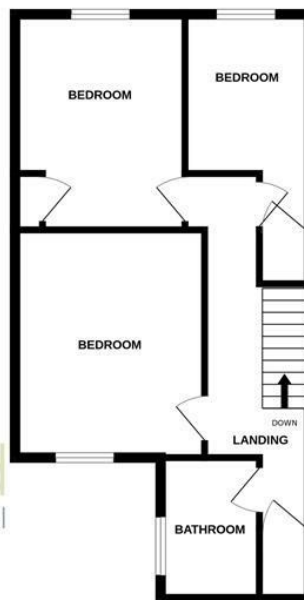
Council Tax Band B



GROUND FLOOR

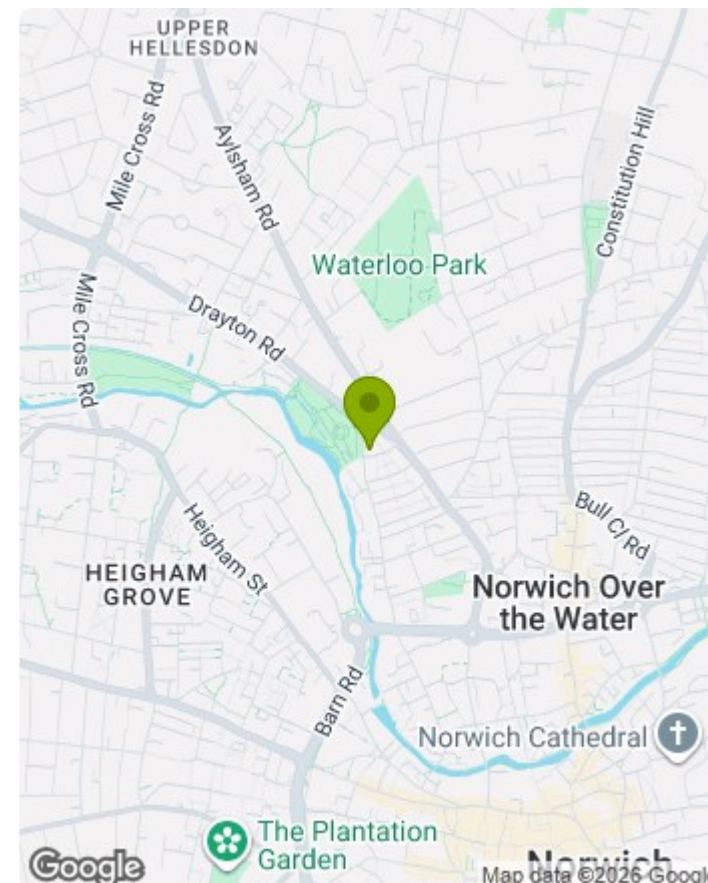


1ST FLOOR



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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	65	72
(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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- 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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