



Onley Street
Norwich, Norfolk NR2 2EB
Offers in the region of £260,000

claxtonbird
residential

Onley Street, Norwich, Norfolk NR2 2EB

Situated at the heart of the Golden Triangle, this charming two-bedroom Victorian mid-terrace house beautifully combines classic character with modern convenience. Upon entering, you'll find two inviting reception rooms and a modern fitted kitchen with gloss cabinetry on the ground floor. On the first floor, you will find two well-proportioned bedrooms, with one providing access to the recently fitted en-suite bathroom. The internal accommodation is well-equipped with gas central heating and mostly upvc double glazing, ensuring warmth and comfort all year round. Meanwhile, the non-bisected rear garden offers a private retreat to enjoy the warmer weather. Conveniently positioned just off Unthank Road, this home is within walking distance of a local parade of shops, as well as the vibrant City Centre.

Sitting Room 11'4 max x 11'0 (3.45m max x 3.35m)

Upvc double glazed window to front aspect, cast iron fireplace, cornice, wood floor, stained glass entrance door and radiator.

Dining Room 11'5 max x 10'9 (3.48m max x 3.28m)

Double glazed French doors to rear garden, under stairs storage cupboard, wood floor, tiled fireplace, shelving to recess and radiator.

Kitchen 9'0 x 6'3 (2.74m x 1.91m)

Fitted kitchen comprising wall and base units with wood worktops over, stainless steel sink drainer with mixer tap, tiled splash back, cooker point with extractor over, space for washing machine & fridge freezer, wall mounted central heating boiler, towel rail radiator and windows to side and rear aspect.

First Floor Landing

Bedroom 11'5 max x 10'9 (3.48m max x 3.28m)

Upvc double glazed window to front aspect, cast iron fireplace, over stairs storage cupboard and radiator.

Bedroom 10'9 x 11'6 max (3.28m x 3.51m max)

Upvc double glazed window to rear aspect, cast iron fireplace, wood floor and radiator.

En Suite Bathroom

White suite comprising panel bath with mixer tap and shower attachment over, wash hand basin, low level W.C, part tiled walls, windows to side and rear aspect and radiator.

Front Garden

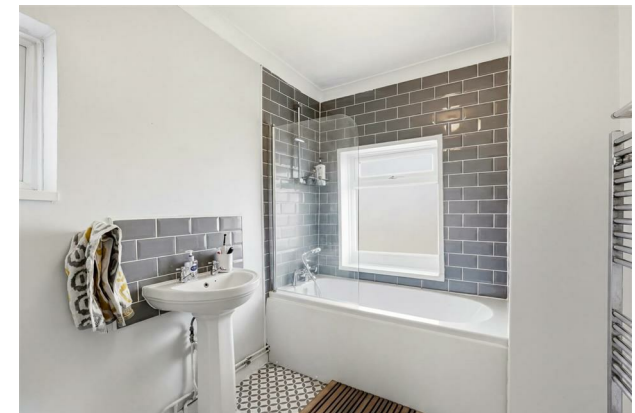
Walled front garden with pathway to front door.

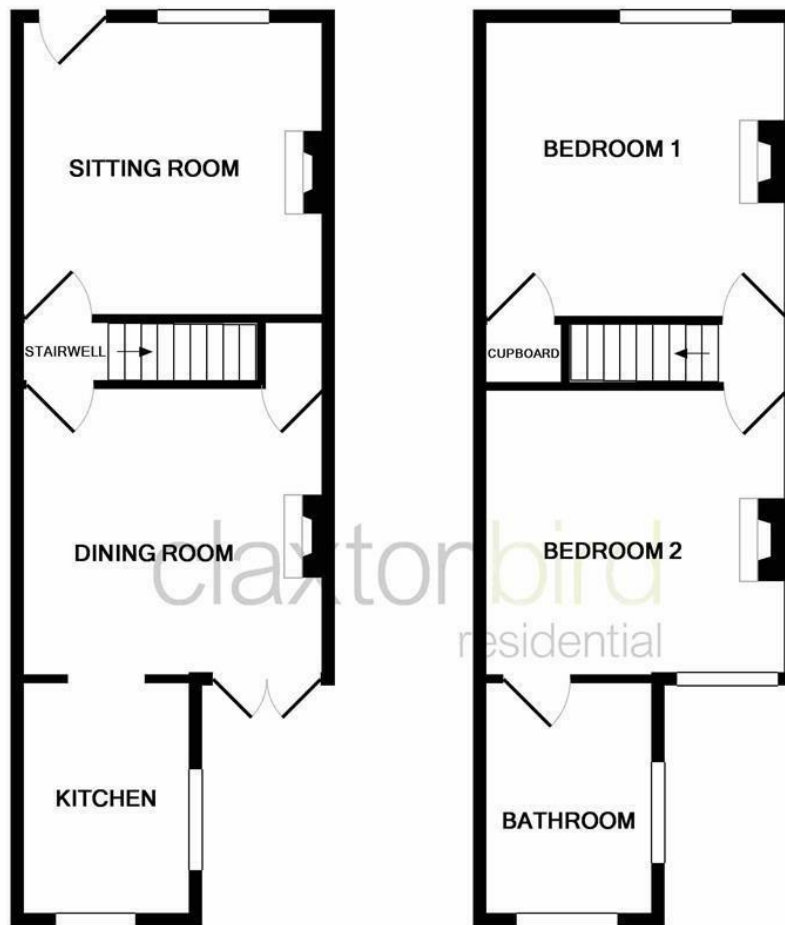
Rear Garden

Non bisected rear garden, mainly laid to lawn, shrub borders, decked seating area, brick built stores and enclosed by fencing and wall.

Agents Note

Council Tax Band B

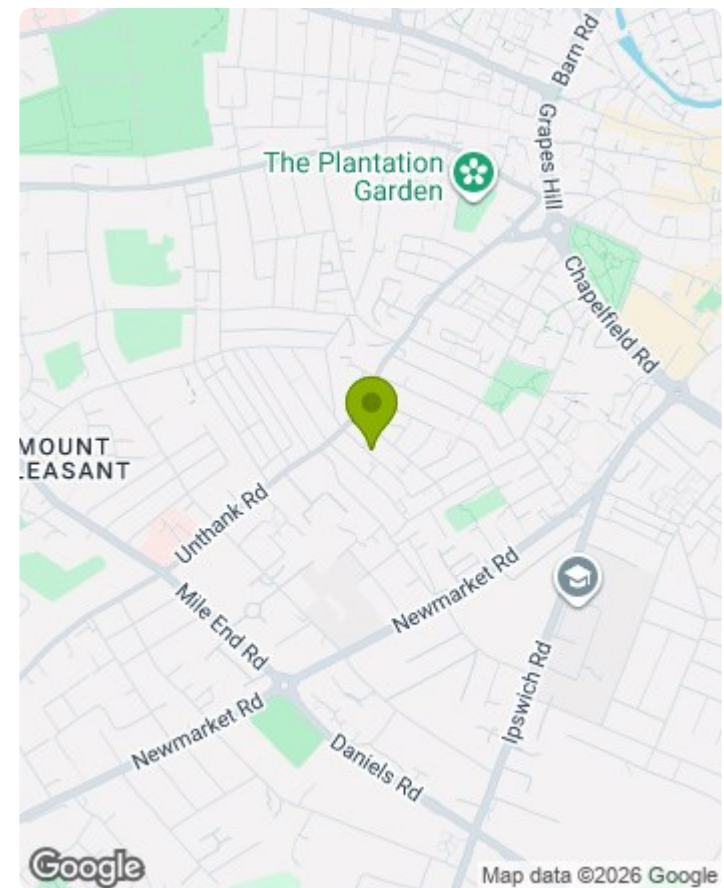




GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2018



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	EU Directive 2002/91/EC 	

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

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

claxtonbird
residential

