



Hotblack Road
Norwich, NR2 4HG
Guide price £220,000

claxtonbird
residential

Hotblack Road, Norwich, NR2 4HG

Located on Hotblack Road, to the west of the city centre of Norwich, this charming terraced house offers a delightful blend of period style and modern convenience. With three well-proportioned bedrooms and two inviting reception rooms, this property is perfect for families or those seeking extra space for entertaining. The house is presented in good order throughout, ensuring a comfortable living experience from day one. The period features add character and charm, making it a unique find in this popular west city location. Residents will appreciate the excellent transport links into Norwich, providing easy access to the vibrant city centre and its array of shops, restaurants, and cultural attractions. Local amenities are conveniently close, catering to everyday needs and enhancing the appeal of this lovely home. Furthermore, the property is offered chain-free, allowing for a smooth and straightforward purchase process.

Sitting Room 11'3" + bay x 11'7" (3.43m + bay x 3.53m)

Double glazed window to front aspect, decorative fireplace and radiator.

Inner Lobby

Stairs to first floor.

Dining Room 11'7" x 11'3" (3.53m x 3.43m)

Under stairs storage cupboard, double glazed window to rear aspect and radiator.

Kitchen 8'9" x 6'9" (2.67m x 2.06m)

Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, one and a half bowl single drainer stainless steel sink unit, space for gas cooker, wall-mounted gas central heating boiler and double glazed window to side aspect.

Bathroom

Suite comprising bath with mixer tap, pedestal wash hand basin, WC, radiator and double glazed window to rear aspect.

Bedroom

Stripped floor boards, built in cupboard, window to front aspect and radiator.

Bedroom

Stripped floorboards, double glazed window to side aspect and radiator.

Bedroom

Stripped floorboards, window to rear aspect and radiator. Door to:

Front Garden

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

Rear Garden

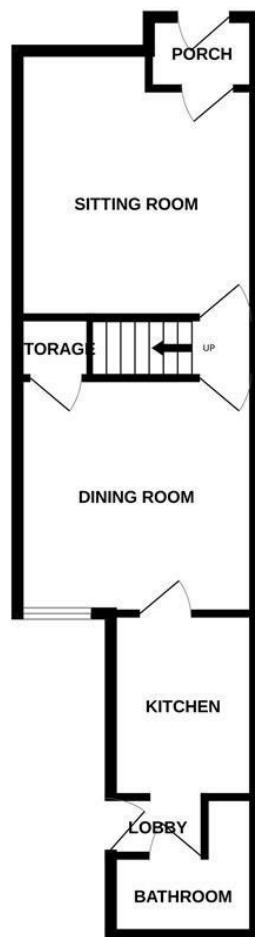
Enclosed garden laid predominantly to lawn.

Agents Note

Council Tax Band B

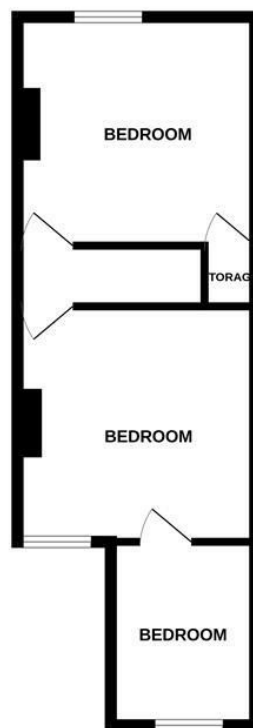


GROUND FLOOR

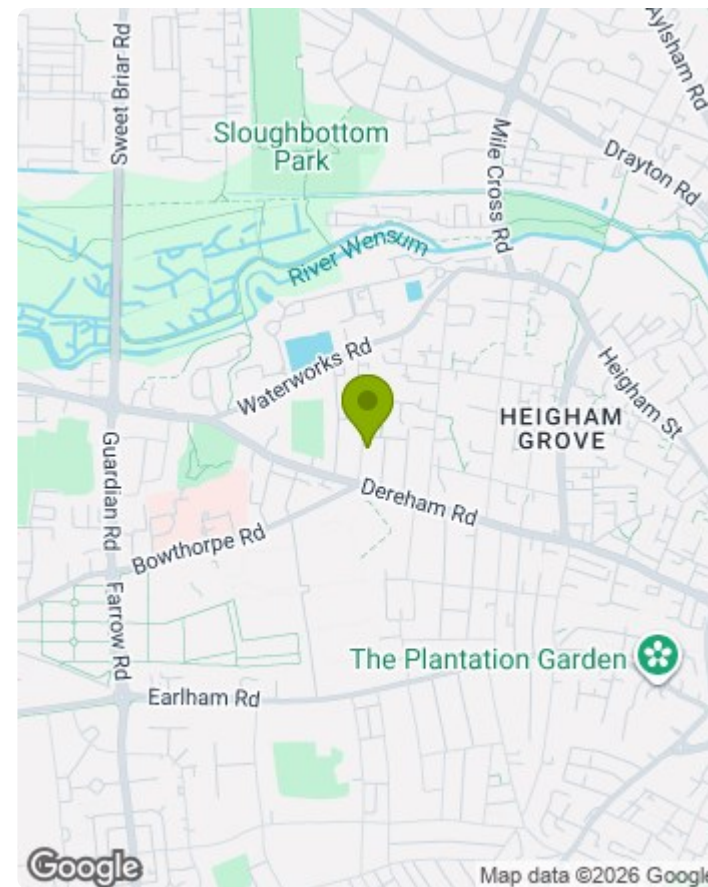


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1ST FLOOR



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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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