Colman Road
Norwich, NR4 7HH

Guide Price £220,000 - £230,000

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residential

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*** Guide Price £220,000 - £230,000 *** ClaxtonBird are pleased to present this 1940's Ex Local Authority semi-detached house, situated in the popular NR4 postcode. The internal layout boasts versatile accomodation, making it an ideal choice for those seeking either a family home or an investment opportunity. In brief, the accomodation comprises an entrance hall, sitting room, kitchen, rear hall, dining room and bathroom to the ground floor, whilst on the first floor there are three well-proportioned bedrooms off landing. This home boasts an enviable location, being situated within close proximity to the University of East Anglia, as well as having easy access to the vibrant city centre. Offered for sale with no onward chain.

Entrance Hall
Entrance door, stairs to first floor and radiator.

Sitting Room 16'4 x 10'9 (4.98m x 3.28m)
Double glazed window to front aspect and radiator.

Kitchen 10'2 x 9'10 (3.10m x 3.00m)
Fitted kitchen comprising a range of wall and base units with work surfaces over, inset single drainer stainless steel sink unit, electric cooker point with extractor hood over, plumbing for washing machine and dishwasher, space for tumble dryer, part tiled walls, radiator, and windows to front and side aspect.

Rear Hall
Understairs storage cupboard, tiled floor, radiator and door leading out to the rear garden.

Bathroom 5'8 x 6'1 (1.73m x 1.85m)
White suite comprising bath with mixer shower over, wash hand basin set in vanity unit with mixer tap, WC, extractor fan, part tiled walls, radiator and double glazed window to side aspect.

Dining Room / Bedroom 12'2 max x 10'7 max (3.71m max x 3.23m max)
Windows to side aspect, tiled floor, radiator and French doors opening out to the garden.

First Floor Landing
Loft access.

Bedroom 16'6 x 9'9 (5.03m x 2.97m)
Two double glazed windows to side aspect and radiator.

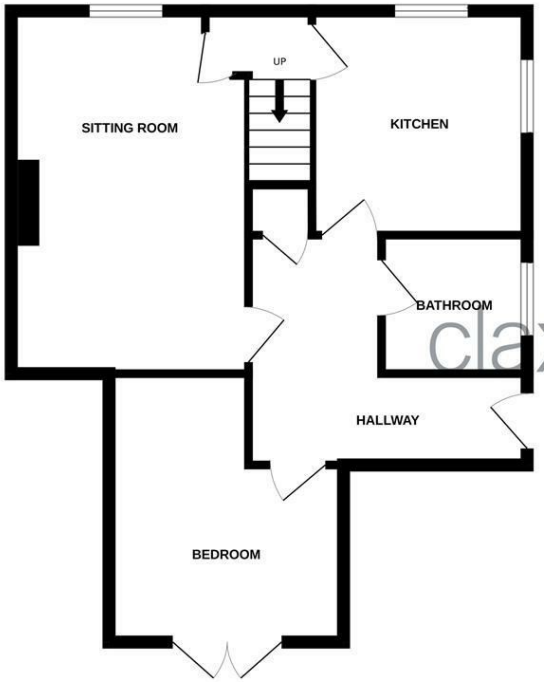
Bedroom 10'9 x 8'9 (3.28m x 2.67m)
Double glazed window to rear aspect and radiator.

Bedroom 9'9 + recess x 7'3 (2.97m + recess x 2.21m)
Double glazed window to rear aspect and radiator.

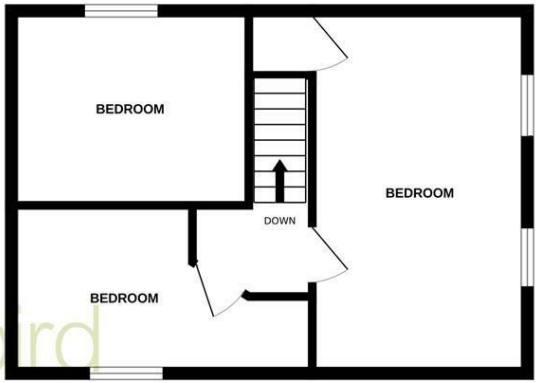
Rear Garden
Westerly facing enclosed garden, laid to lawn and shingle, with hedging, large timber shed and gated access leading to the front of the property.

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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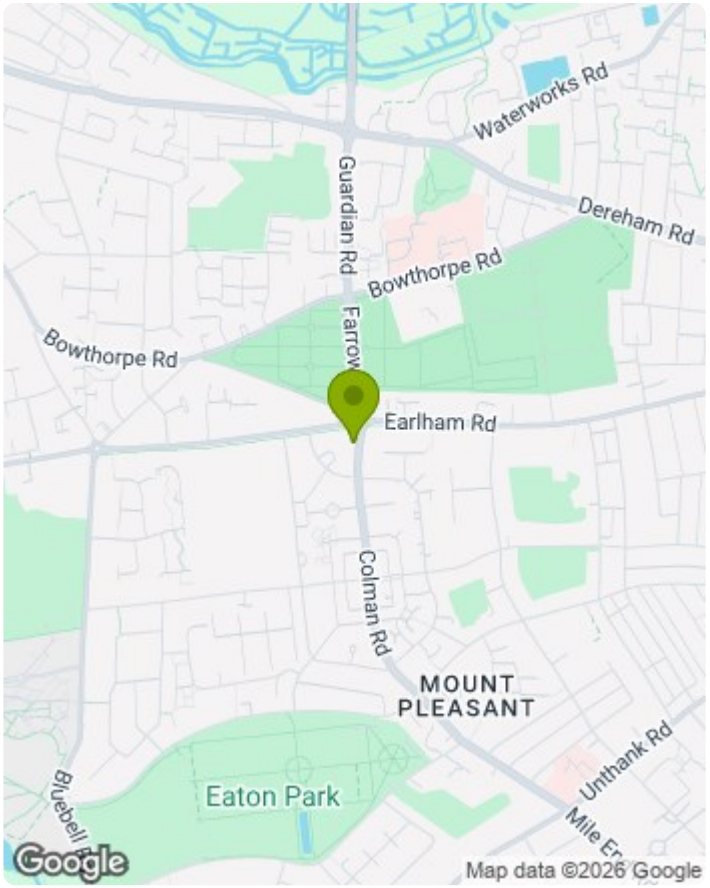

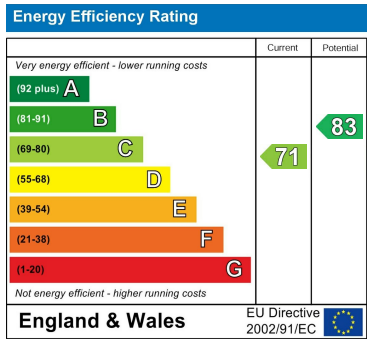

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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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