



Harwood Road
Norwich, Norfolk NR1 2NG
Guide price £230,000 - £240,000

claxtonbird
residential

Harwood Road, Norwich, Norfolk NR1 2NG

*** Guide Price £230,000 - £240,000 *** ClaxtonBird are delighted to offer this three bedroom semi-detached house situated to the South of Norwich. The property offers gas central heating and upvc double glazing throughout., a fitted kitchen and modern fitted bathroom with shower over bath. The three bedrooms are all well proportioned and the sitting room has twin aspect. The dining room leads to the fitted kitchen which over looks the rear garden. Outside the garden is laid to lawn with a recently installed raised patio for outside table and chairs.

Entrance Hall

Entrance door and stairs to first floor.

Sitting Room 19'5" x 9'3" (5.93 x 2.84)

Upvc double glazed windows to front and rear aspect, wood effect floor, fireplace, shelving to recess and two radiators.

Dining Room 12'2" x 9'3" (3.72 x 2.82)

Upvc double glazed window to front aspect, wood effect floor, ample space for dining table and chairs and radiator.

Kitchen 14'0" x 6'9" (4.28 x 2.06)

Fitted with wall and base units with worktop over, stainless steel sink drainer, built in oven and hob with extractor above, space for fridge and freezer, plumbing and space for washing machine and dishwasher, wall mounted central heating boiler, under stairs storage area and upvc double glazed window and door to rear garden.

First Floor Landing

Upvc double glazed window to rear aspect, loft access and storage cupboard.

Bedroom 11'11" max x 10'10" (3.65 max x 3.31)

Upvc double glazed window to front aspect, built in wardrobe and radiator.

Bedroom 12'2" x 9'2" (3.72 x 2.80)

Upvc double glazed window to front aspect, built in wardrobe, over stairs storage cupboard and radiator.

Bedroom 9'1" plus recess x 9'7" (2.78 plus recess x 2.93)

Upvc double glazed window to rear aspect with far reaching view and radiator.

Bathroom

Modern three piece suite comprising panel shower bath with shower over and shower screen, low level W.C, wash hand basin, part tiled walls, radiator and upvc double glazed window to rear aspect.

Front Garden

Pathway and mainly laid to shingle with shrub border and side access to rear garden.

Rear Garden

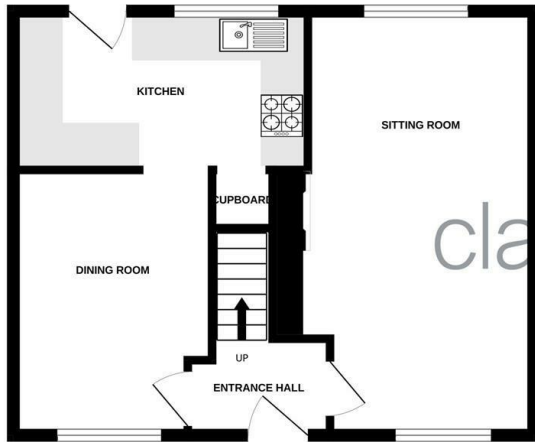
Mainly laid to lawn with raised patio area offering space for outside table and chairs, enclosed by fencing and storage shed.

Agents Note

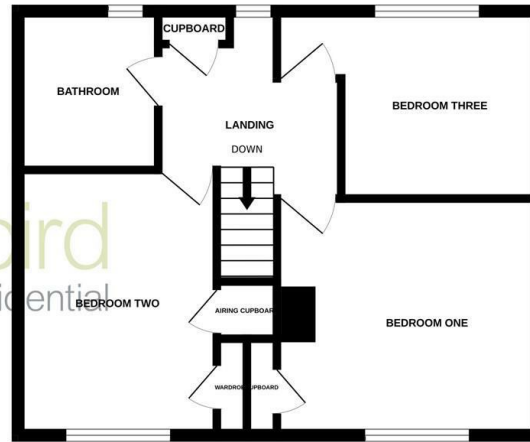
Council Tax Band A



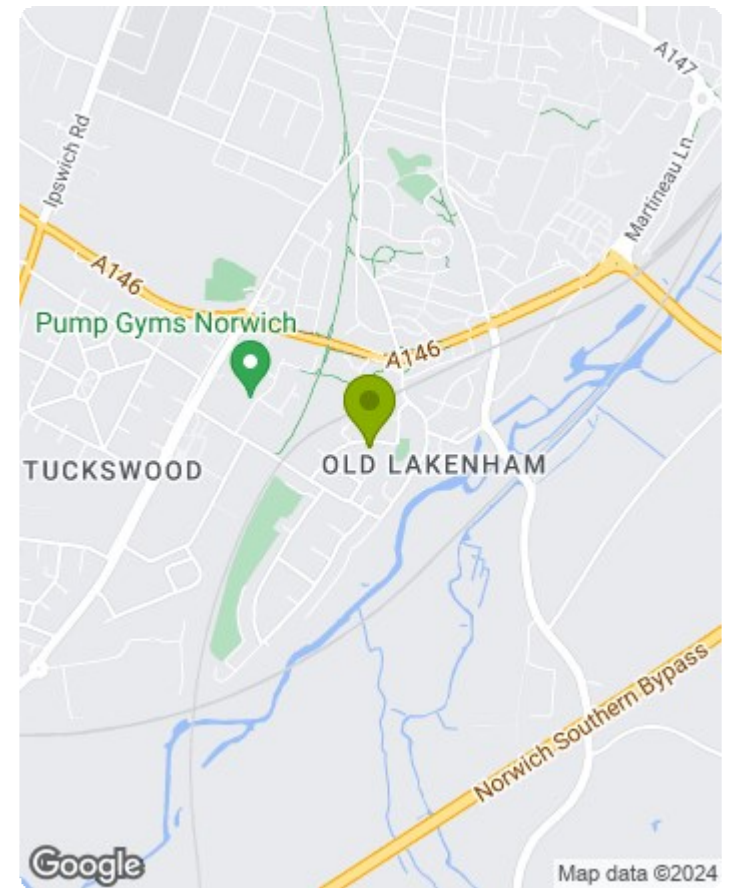
GROUND FLOOR



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			86
(81-91) B		73	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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