



**Marion Road**  
**Norwich, NR1 4BN**  
**Guide price £425,000**

**claxtonbird**  
residential



## Marion Road, Norwich, NR1 4BN

ClaxtonBird are delighted to offer this three double bedroom corner hall entrance terrace house situated to the East of Norwich. The property is a stones throw from the City Centre and Train Station as well as local shops and schools. The house boasts a 5.8m twin aspect sitting room with feature fireplace, dining room overlooking the rear garden, fitted kitchen and ground floor bathroom with roll top bath. The first floor has three double bedrooms and shower room all off landing and stairs leading to a loft room. Outside is a well stocked front garden and non bisected rear garden. The property has potential to have off road parking.

### Entrance Hall

Entrance door, stairs to first floor, under stairs storage cupboard, tiled floor, window to front aspect and radiator.

### Sitting Room 19'0" max x 12'2" (5.80m max x 3.72m)

Sash windows to front and side aspect, cast iron fireplace, oak engineered floor, picture rail and radiator.

### Dining Room 13'6" max x 11'8" (4.12m max x 3.58m)

Window to rear aspect, stripped wood floor, cast iron fireplace, cornice, ceiling rose and radiator.

### Kitchen 15'2" x 8'2" (4.63m x 2.49m)

Fitted kitchen comprising wall and base units with solid wood worktop over, double oven, hob and extractor, tiled splash back, space for washing machine & dryer, space for fridge/freezer, built in dishwasher, butler sink with mixer tap, spot lights, glazed door to garden, vertical radiator and windows to front and rear aspect.

### Bathroom

Roll top bath with mixer tap, wash hand basin in vanity unit, low level W.C, part tiled walls, spot lights, tile effect floor, window to rear aspect and radiator.

### First Floor Landing

Stairs from entrance hall, stairs to loft room, storage cupboard, window to front aspect and radiator.

### Bedroom 17'7" max x 12'1" (5.36m max x 3.69m)

Windows to front and side aspect, fitted wardrobes to recess, feature exposed brick chimney breast, Victorian fireplace and radiator.

### Bedroom 13'1" max x 11'8" (3.99m max x 3.57m)

Window to rear aspect, stripped wood floor, picture rail, ceiling rose, feature fireplace and radiator.

### Bedroom 13'8" plus recess x 8'1" (4.19m plus recess x 2.48m)

Window to front and rear aspect and radiator.

### Bathroom

Shower cubicle with inset shower, wash hand basin in vanity, low level W.C, part tiled walls, extractor fan, tile effect floor and radiator.

### Loft Room 11'5" max x 10'4" max -restricted head height (3.5m max x 3.16m max -restricted head height )

Two sky light windows, wood floor and radiator.

### Front Garden

Walled garden with shingle pathway, flower & shrub border, brick weave pathway to entrance door.

### Rear Garden

Laid to patio with ample space for table and chairs, shrub borders, enclosed by fencing, timber shed and access to the front of the property.

### Agent Note

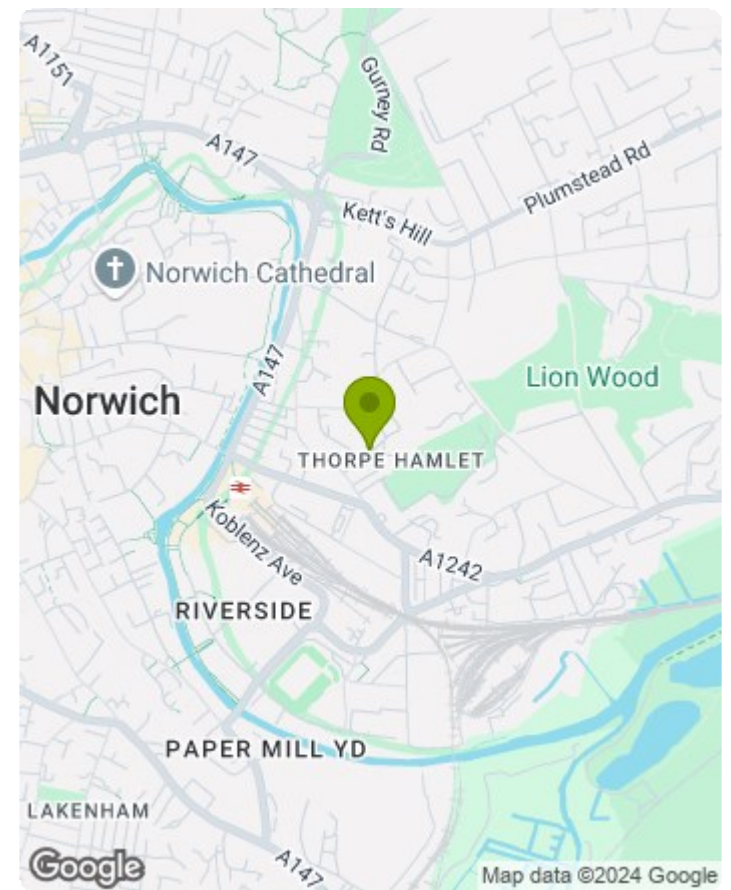
There is a drop kerb which could be used to create an off road parking space.

Council Tax Band - B





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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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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ClaxtonBird Residential  
134 Unthank Road  
Norwich  
NR2 2RS

Tel: 01603 733002  
Email: [norwich@claxtonbird.co.uk](mailto:norwich@claxtonbird.co.uk)  
[www.claxtonbird.co.uk](http://www.claxtonbird.co.uk)

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