



Warwick Street
Norwich, Norfolk NR2 3LD
Guide Price £300,000 - £325,000

claxtonbird
residential

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Guide Price £300,000 - £325,000 *** Nestled in the charming Warwick Street of Norwich, NR2, this Victorian over the passage terraced house is a true gem in the sought-after Golden Triangle area, this property offers a perfect blend of classic elegance and modern comfort. The property boasts two reception rooms which provide ample space for entertaining guests or simply relaxing with your loved ones. There is a modern fitted kitchen with built in appliances and ground floor W.C and utility lobby that add convenience to everyday living. The two double bedrooms on the first floor, each with their own en suite shower room, provide a private sanctuary. One of the highlights of this property is the lovely non-bisected rear garden, a tranquil space where you can unwind and enjoy the outdoors. Whether it's sipping your morning coffee or hosting a summer barbecue, this garden offers endless possibilities for outdoor living. Offered with no onward chain.

Sitting Room 11'4 x 11'6 max (3.45m x 3.51m max)

Entrance door, double glazed window to front aspect with fitted shutters, feature exposed brick fireplace with decorative mantle surround, display shelving to two recesses and radiator.

Inner Lobby

Stairs to first floor.

Dining Room 11'5" x 11'8" max (3.49m x 3.56m max)

Double glazed window to rear aspect with fitted shutters, under stairs storage cupboard and radiator.

Kitchen 11'2" x 6'2" (3.41m x 1.90m)

Modern fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset one and a half bowl single drainer sink unit, built in electric oven and inset hob with extractor hood over, built in dishwasher, double glazed window to side and door to rear lobby.

Rear Lobby

Wall mounted cupboard, plumbing for washing machine and double glazed door to rear garden.

Cloakroom

Contemporary suite comprising WC, wash hand basin, chrome towel rail and double glazed window to side aspect.

First Floor Landing

Bedroom 11'4 x 11'1 (3.45m x 3.38m)

Double glazed window to front aspect with fitted shutters, built in wardrobe, radiator and door to en suite.

En Suite

Modern white suite comprising tiled shower cubicle with mains shower over, pedestal wash hand basin, WC, extractor fan, chrome towel rail and double glazed window to front aspect with fitted shutters.

Bedroom 12'0 x 11'4 (3.66m x 3.45m)

Double glazed window to rear aspect with fitted shutters, fitted triple wardrobe with sliding doors, hanging rail and shelving, radiator and door to en suite.

En Suite

Modern white suite comprising walk in tiled shower cubicle with rainfall shower attachment, pedestal wash hand basin, WC, cupboard housing the gas central heating boiler, chrome towel rail and double glazed window to rear aspect.

Front Garden

Low maintenance garden laid to shingle with pathway leading to the entrance door.

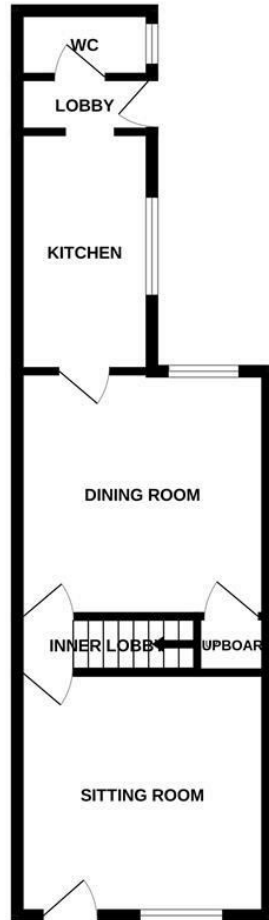
Rear Garden

Private enclosed courtyard garden with raised plant borders and access to the front of the property.

Agents Note

Council Tax Band B

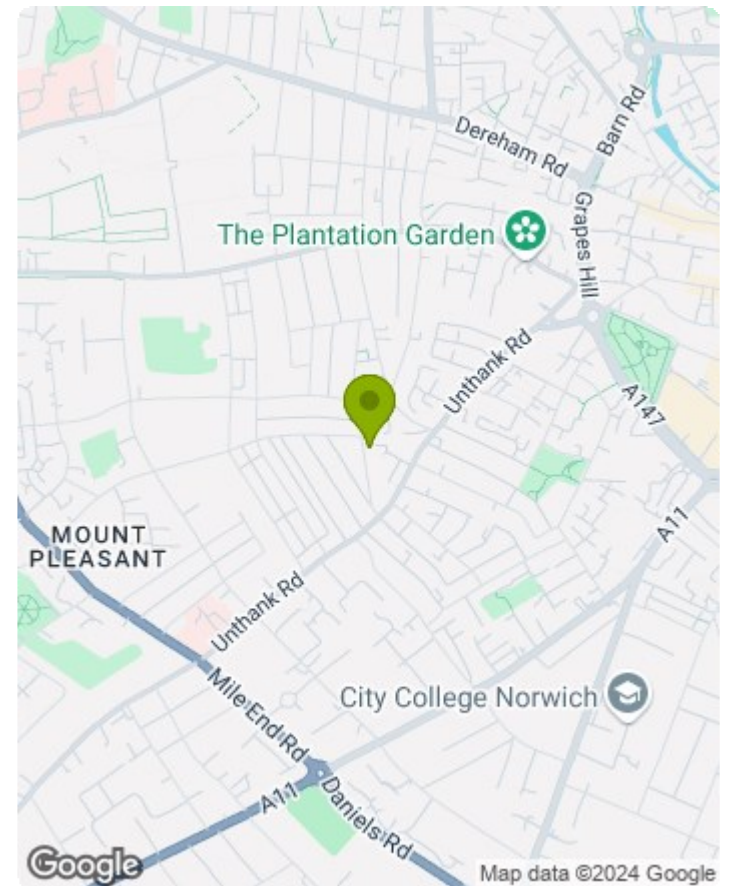




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(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	

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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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.
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