



**Turner Road**  
**Norwich, NR2 4HD**  
**Guide price £250,000 - £280,000**

**claxtonbird**  
residential



## Turner Road, Norwich, NR2 4HD

Welcome to this charming Victorian terraced house located on Turner Road in the heart of Norwich. This property boasts a perfect blend of period features and modern comforts, making it a truly unique find. As you step inside, you'll be greeted by two spacious reception rooms, offering plenty of space for entertaining guests or simply relaxing with your loved ones. The three bedrooms provide ample accommodation for a growing family or those in need of a home office. The property's immaculate condition throughout ensures that you can move in hassle-free and start enjoying your new home from day one. One of the standout features of this property is its convenient location, offering good access to the city centre. Whether you're looking to explore the vibrant city life or simply run errands, everything you need is within easy reach. What's more, this property is chain-free, providing you with the flexibility and freedom to make it your own without any delays.

### **Sitting Room 11'3" + bay x 11'4" (3.45 + bay x 3.46)**

Delightful bay fronted reception room with feature fireplace with tiled inserts and stone hearth, picture rail and ceiling rose, radiator and door to:

### **Lobby**

Stairs to the first floor.

### **Dining Room 11'3" x 11'3" (3.43m x 3.43m)**

Decorative open fireplace, under stairs cupboard, radiator, double glazed door to the rear and door to:

### **Kitchen 8'1" x 6'5" (2.47m x 1.97m)**

Modern white kitchen comprising wall and base gloss units with work surfaces over, inset single drainer sink unit, built in electric oven and inset electric hob with extractor over, freestanding fridge/freezer and washing machine (included). Window to the side and door to:

### **Bathroom**

Modern white suite comprising bath with rainfall shower over, hand wash basin with storage drawers under and W.C. Radiator and double glazed window to the side.

### **First Floor Landing**

Doors to bedrooms one and two.

### **Bedroom One 11'3" x 11'4" (3.45m x 3.46m)**

Decorative cast iron fireplace, built in

cupboard and fitted wardrobe, radiator and double glazed window to the front.

### **Bedroom Two 11'3" x 11'3" (3.43m x 3.43m)**

Decorative cast iron fireplace and double glazed window to the rear, door to:

### **Bedroom Three 8'1" x 6'5" (2.47m x 1.97m)**

Cupboard housing gas central heating boiler, freestanding wardrobe, radiator and double glazed window to the rear.

### **Outside**

Traditional terrace gardens to the front with path and steps leading to the property.

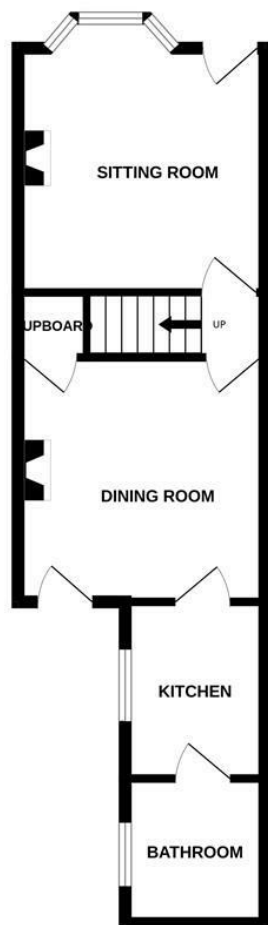
The west facing garden to the rear is low maintenance laid to paving with borders and a timber shed to the rear.

### **Agents Note**

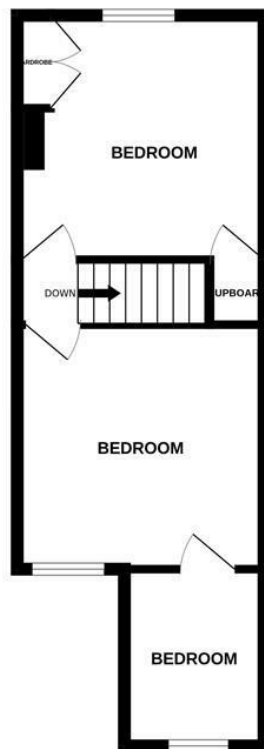
Council Tax Band B



GROUND FLOOR

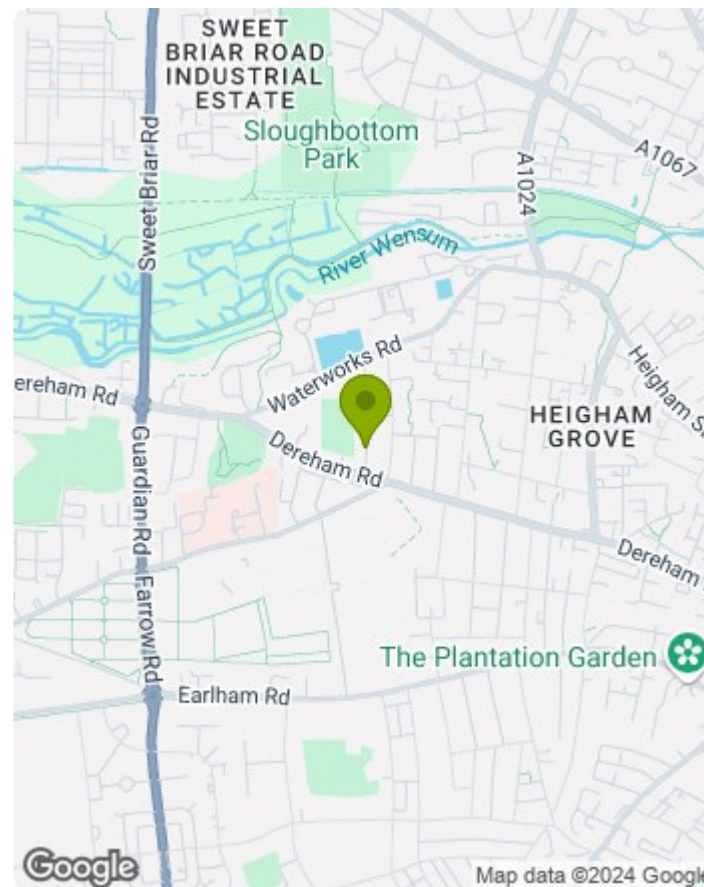


1ST FLOOR



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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
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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