



**Glebe Road**  
**Norwich, Norfolk NR2 3JH**  
**Guide Price £300,000 - £310,000**

**claxtonbird**  
residential

## Glebe Road, Norwich, Norfolk NR2 3JH

\*\*\* OPEN LAUNCH SATURDAY 20TH JULY \*\*\* GUIDE PRICE £300,000 - £310,000 \*\*\* Welcome to Glebe Road, Norwich - a charming two bedroom Victorian terraced house that exudes character and warmth. This delightful property is situated on a popular tree lined street in the Golden Triangle area of Norwich.

As you step inside through the entrance porch, you'll be greeted by a cosy sitting room featuring a beautiful wood burner. The dining room, complete with French doors to the rear garden offers natural light and leads into the fitted kitchen. Additionally, a ground floor cloakroom adds convenience.

One of the highlights of this property is the non-bisected rear garden, offering a private oasis where you can unwind and enjoy the outdoors. There is a garage at the rear, providing secure parking or extra storage space.

If you're looking for a well-maintained Victorian home with modern amenities and a touch of elegance, this porch-fronted terrace house on Glebe Road is the perfect choice.

### Entrance Porch

Double glazed entrance door, double glazed window to side and door to sitting room,

### Sitting Room 12'2" max x 11'2" (3.71m max x 3.42m)

Double glazed sash window to front aspect, feature wood burner, shelving to recess, picture rail, ceiling rose and radiator.

### Dining Room 12'2" max x 11'2" (3.71m max x 3.42m)

Double glazed French doors leading to the rear garden, under stairs storage cupboard, stripped wood floor, picture rail, ceiling rose, shelving to recess, radiator and stairs to first floor.

### Kitchen 8'9" x 6'3" max (2.68m x 1.92m max)

Fitted kitchen comprising wall and base units with worktop over, sink drainer with mixer tap, tiled splash back, built in oven & hob with extractor above, space for dishwasher, wall mounted central heating boiler, tiled floor and upvc double glazed window to side aspect.

### Lobby

Space for fridge freezer, space for washing machine, window to side aspect and tiled floor.

### Cloakroom WC

Low level WC, wash hand basin tiled floor and window to rear aspect.

### First Floor

#### Bedroom 12'2" max x 11'5" (3.71m max x 3.49m)

Double glazed sash window to front aspect, picture rail, over stairs cupboard and radiator.

#### Bedroom 12'2" max x 11'6" (3.71m max x 3.53)

Double glazed window to rear aspect, picture rail and radiator.

### Bathroom

Panel bath with mixer tap and shower over with shower screen, wash hand basin in vanity unit, low level W.C, part tiled walls, towel rail radiator and double glazed window to rear aspect.

### Front Garden

Walled front garden with pathway to entrance door.

### Rear Garden

Non-bisected rear garden mainly laid to lawn with flower and shrub borders, decked seating area, enclosed by fencing and personal door to garage.

### Garage

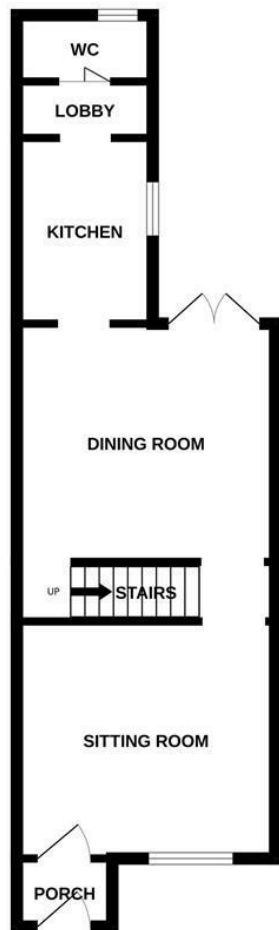
Personal door to rear garden and double doors that lead to the rear access road.

### Agents Note

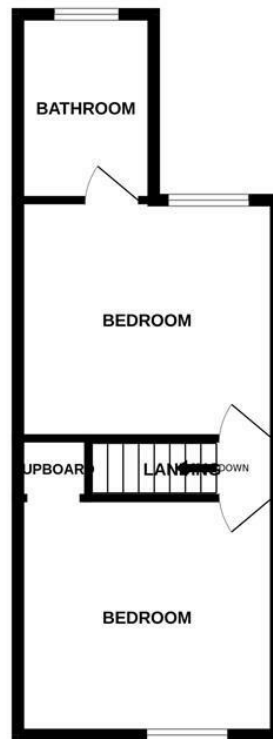
Council Tax Band - C



GROUND FLOOR

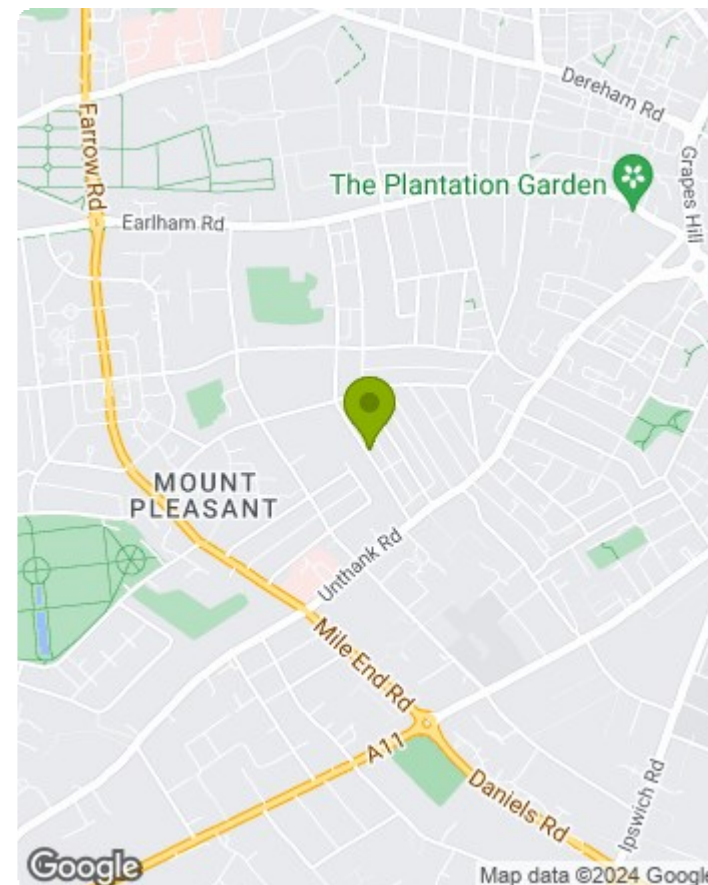


1ST FLOOR



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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			85
(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 <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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