



Portland Street
Norwich, Norfolk NR2 3LF
Offers in the region of £260,000

claxtonbird
residential

Portland Street, Norwich, Norfolk NR2 3LF

*** Open Launch Saturday 17th August - by appointment only *** Welcome to this charming mid-terrace house located on Portland Street in the sought-after Golden Triangle area of Norwich within walking distance of local amenities and shops.. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family.

With three cosy bedrooms, including two double bedrooms and a quaint single bedroom off one of the doubles, there is plenty of space for a family or for those who enjoy having a home office or guest room. The ground floor bathroom adds convenience to this lovely home.

Situated just off Unthank Road, this property benefits from the vibrant atmosphere and amenities of the Golden Triangle location. The upvc double glazing ensures the house is energy-efficient and helps to keep the warmth in during the colder months.

This property is offered with no onward chain, making it an ideal opportunity for those looking to move quickly.

Sitting Room 11'7" max x 11'3" (3.54m max x 3.44m)

Upvc double glazed sash look window to front aspect, glazed entrance door, stripped wood floor, cornice, ceiling rose and radiator.

Dining Room 11'6" max x 11'6" (3.53m max x 3.52m)

Upvc double glazed French doors to rear garden, stripped wood floor, under stairs storage cupboard and radiator.

Kitchen 8'2" x 6'3" (2.50m x 1.93m)

Fitted kitchen comprising wall and base units with worktop over, sink drainer with mixer tap, built in oven, hob & extractor space for washing machine, space for fridge freezer and upvc double glazed sash look window to side aspect.

Bathroom 6'1" x 5'8" (1.87m x 1.75m)

Three piece white suite comprising panel bath with shower over and shower screen, low level W.C, wash hand basin, part tiled walls, extractor fan, radiator and upvc double glazed window to side aspect.

First Floor

Bedroom 11'7" max x 11'3" (3.54m max x 3.45m)

Upvc double glazed sash look window to front aspect, over stairs storage cupboard and radiator.

Bedroom 11'7" max x 11'6" (3.54m max x 3.52m)

Upvc double glazed sash look window to rear aspect, radiator and door to bedroom three.

Bedroom 8'2" x 6'4" (2.50m x 1.95m)

Upvc double glazed sash look window to rear aspect and radiator.

Front Garden

Harlequin tiles pathway to entrance door, picket fencing and laid to shingle.

Rear Garden

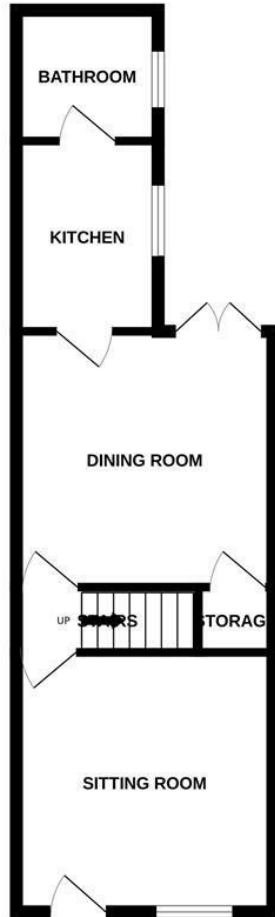
Bisected garden enclosed by fencing, laid to shingle and timber shed.

Agents Note

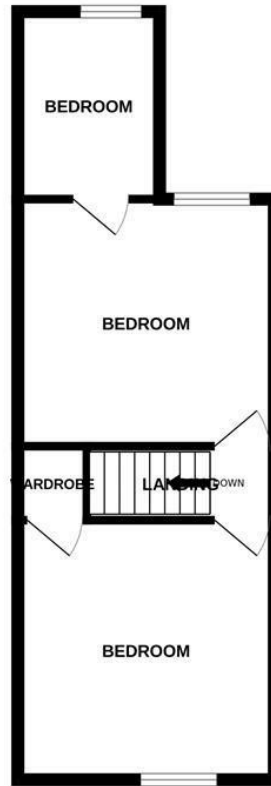
The current vendor during their ownership have updated the property. They have replaced the windows throughout, updated the electrics & re-plastered the walls and ceilings smooth.

Council Tax Band - B

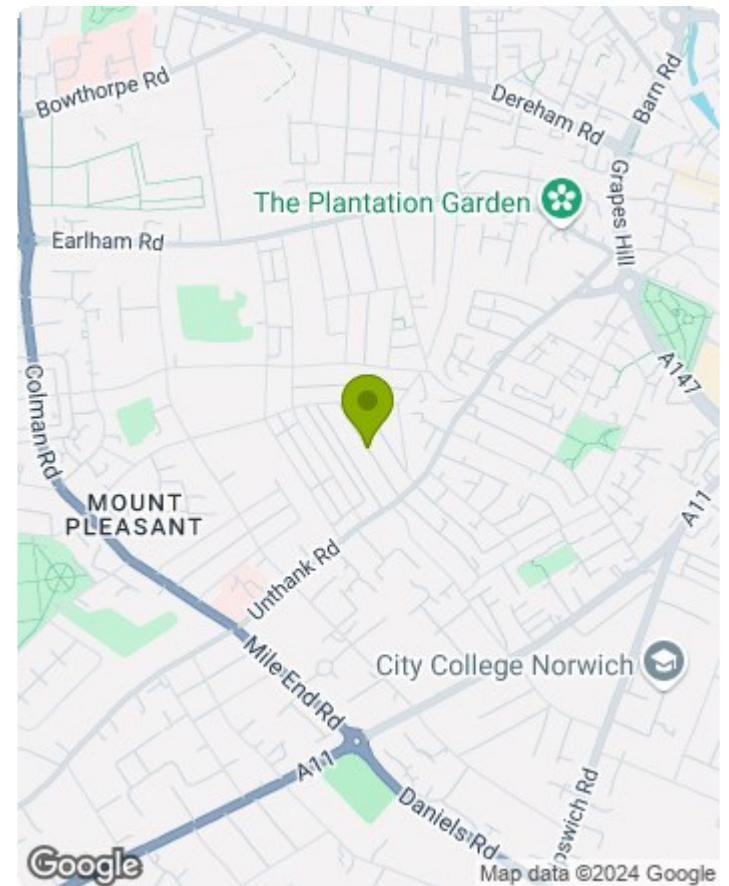




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 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.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

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