



Highland Road
Norwich, NR2 3NN
Guide price £260,000

claxtonbird
residential

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Welcome to this charming bay fronted terrace house located on Highland Road in the sought-after Golden Triangle of Norwich. This delightful property boasts two reception rooms, two bedrooms, and two bathrooms, offering a perfect blend of comfort and style.

As you step inside, you'll be greeted by a recently fitted kitchen.. The ground floor features a modern bathroom, providing convenience whilst upstairs, you'll find a contemporary en-suite shower room attached to one of the bedrooms, ensuring privacy and comfort for you and your guests.

Situated on a picturesque tree-lined street, this mid-terrace house exudes character and warmth, making it a perfect place to call home. Whether you're relaxing in one of the reception rooms or enjoying the tranquillity of the neighbourhood, this property offers a peaceful retreat from the hustle and bustle of city life.

Sitting Room 11'1" plus bay x 11'6" max (3.40m plus bay x 3.52m max)

Bay fronted upvc double glazed window to front aspect, part glazed entrance door, wood floor, cornice and radiator.

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

Window to rear aspect, under stairs storage cupboard and radiator.

Kitchen 8'5" x 5'8" plus bay (2.59m x 1.75m plus bay)

Wall and base units with wood effect worktop, sink drainer, cooker point, space for fridge freezer, wood effect floor, tiled splash back, door to garden and window to side aspect.

Shower Room

Corner shower cubicle with inset shower, low level W.C, wash hand basin, extractor fan, upvc double glazed window to side aspect and radiator.

First Floor

Bedroom 11'2" max x 11'6" (3.42m max x 3.52m)

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

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

Upvc double glazed sash window to rear aspect, door to en-suite bathroom and radiator.

En-Suite Bathroom

Modern fitted bathroom suite comprising panel bath with shower over and screen, wash hand basin in vanity unit, low level W.C, extractor fan, part panelled walls, wood floor, spot lights, window to rear aspect and towel rail radiator.

Front Garden

Walled garden with pathway to entrance door.

Rear Garden

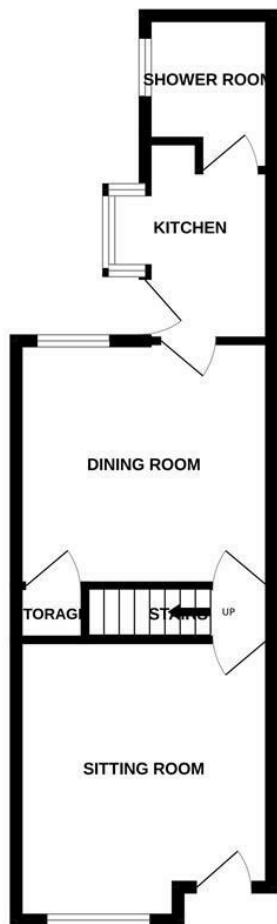
Bisected rear garden, mainly laid to patio, shrub borders, enclosed by wall and timber shed.

Agents Note

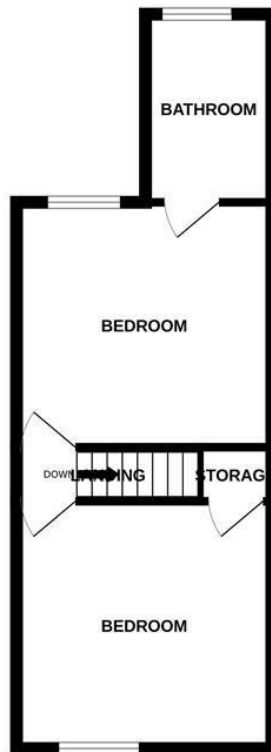
Council Tax Band - B

EPC- TBC

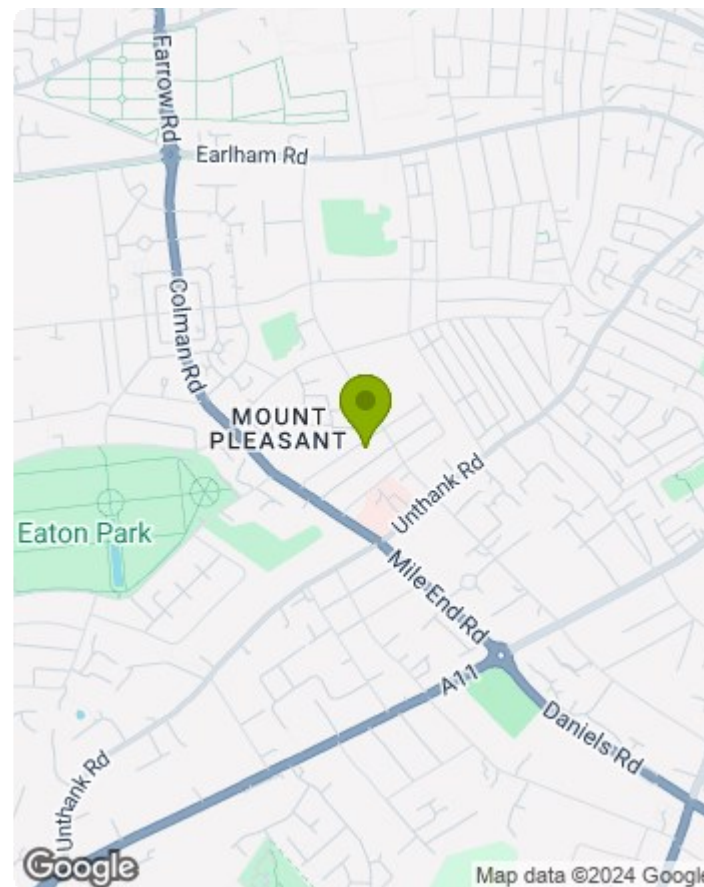




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		67	
(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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