



**Turner Road**  
**Norwich, NR2 4HD**  
**Asking price £250,000**

**claxtonbird**  
residential

## Turner Road, Norwich, NR2 4HD

ClaxtonBird are delighted to offer for sale this delightful mid terrace property situated in the popular NR2 postcode, within close proximity to range of local shops and amenities. The property boasts a traditional bay frontage, adding character and curb appeal. Upon entering, you are greeted by two inviting reception rooms that offer versatile space for entertaining guests or simply relaxing with loved ones. Completing the ground floor accommodation is the newly fitted kitchen, providing a modern and functional space. On the first floor you will find two bedrooms off the landing, with a further bedroom ideal for a home office or hobby room. Externally there is an enclosed west-facing garden. Offered for sale with no onward chain. Early viewing is highly recommended to avoid disappointment.

### **Sitting Room 11'5 x 9'3 (3.48m x 2.82m)**

Light and airy reception room with double glazed window to front aspect, decorative fireplace, radiator and door to lobby.

### **Lobby**

Stairs to first floor landing and door to dining room.

### **Dining Room 11'5 x 11'3 (3.48m x 3.43m)**

Double glazed window to rear aspect, built in under stairs storage cupboard, radiator and door to kitchen.

### **Kitchen 7'10 x 6'9 (2.39m x 2.06m)**

Modern fitted kitchen comprising base and eye level units with work surfaces over, inset single drainer stainless steel sink unit with mixer tap, inset electric hob with extractor hood over, plumbing for washing machine, double glazed window to side aspect and door to rear garden.

### **Bathroom**

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

### **First Floor Landing**

Doors to bedrooms one and two.

### **Bedroom One 11'6 x 11'4 (3.51m x 3.45m)**

Double glazed window to front aspect, built in wardrobe and radiator.

### **Bedroom Two 11'6 x 11'3 (3.51m x 3.43m)**

Double glazed window to rear aspect, radiator and door to bedroom three.

### **Bedroom Three 7'9 x 6'9 (2.36m x 2.06m)**

Double glazed window to rear aspect and radiator.

### **Front Garden**

Traditional terrace style garden with steps leading up to the property.

### **Rear Garden**

Enclosed West facing garden laid to lawn and patio.

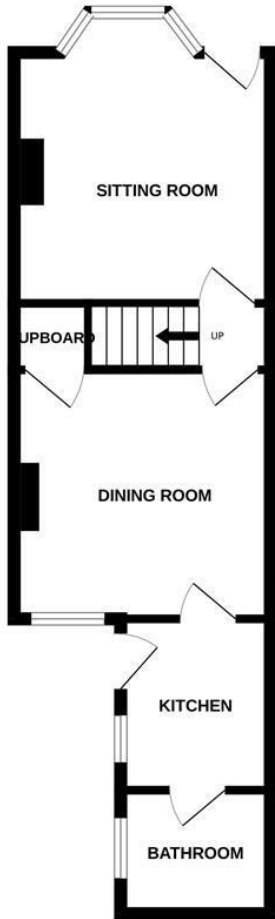
### **Agents Note**

Council Tax Band B

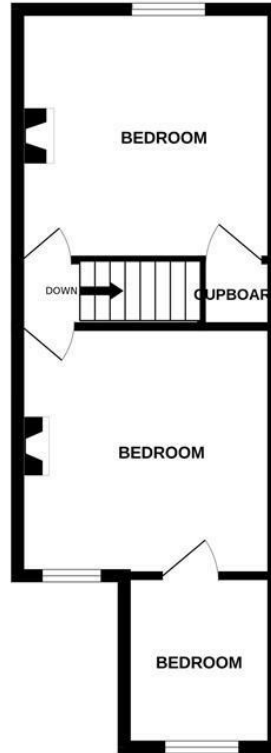
EPC Rating - D



GROUND FLOOR

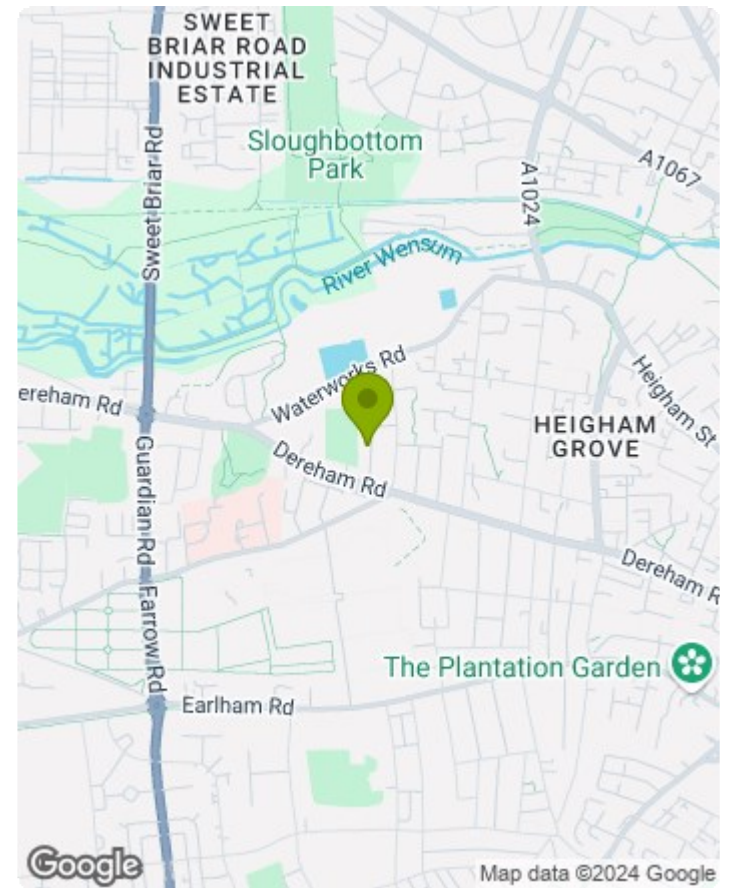


1ST FLOOR



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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 is given 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			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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2. 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.
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.
4. 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.
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