



Melrose Road
Norwich, NR4 7PN
Guide Price £280,000 - £290,000

claxtonbird
residential

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*** Launch Event Saturday 12th October - Strictly By Appointment Only *** Guide Price £280,000 - £290,000 *** Welcome to this charming period home located on Melrose Road in Norwich. This delightful terraced house boasts two reception rooms, two good size bedrooms, and a well-maintained bathroom. Situated on the edge of the sought after Golden Triangle, this property offers a peaceful retreat in a quiet neighbourhood. The good-sized enclosed garden provides a perfect space for relaxing outdoors or entertaining guests. With its characterful features and prime location on the edge of the Golden Triangle, this property is ideal for those looking for a cosy and inviting home in Norwich. Don't miss the opportunity to make this lovely house your own!

Sitting Room 11'5 x 11'3 (3.35m'1.52m x 3.35m'0.91m)

Double glazed sash window to front aspect, decorative feature fireplace with tiled inset and hearth, stripped wooden floor and radiator.

Inner Lobby

Stairs to first floor.

Dining Room 11'3 x 11'5 (3.35m'0.91m x 3.35m'1.52m)

Decorative fireplace, picture rail, under stairs storage cupboard, radiator, sash window to rear aspect and stripped wooden floor. Open plan to:

Kitchen 11'3 x 5'6 (3.35m'0.91m x 1.52m'1.83m)

Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, twin bowl stainless steel sink unit with mixer tap, built in electric oven with inset induction hob and extractor hood over, wall mounted gas central heating boiler, plumbing for washing machine, window to side aspect and door leading out to the garden.

Shower Room

Suite comprising shower cubicle, low level WC, radiator and skylight window.

First Floor Landing

Doors to bedrooms one and two.

Bedroom 11'5 x 11'3 (3.35m'1.52m x 3.35m'0.91m)

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

Bedroom 11'5 x 11'3 (3.35m'1.52m x 3.35m'0.91m)

Double glazed sash window to rear aspect and radiator. Door to:

Bathroom

Modern white suite comprising bath with mixer shower over, pedestal wash hand basin, WC, radiator and upvc double glazed window to side aspect.

Front Garden

Laid to shingle with pathway leading to the entrance door.

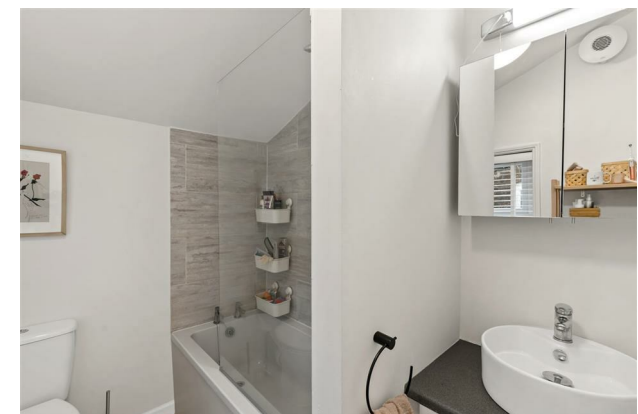
Rear Garden

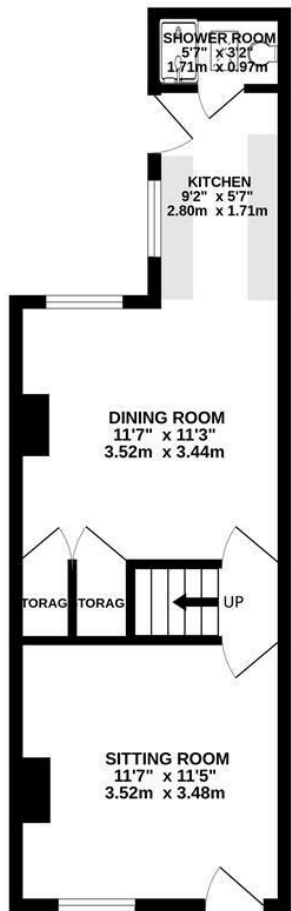
Good sized rear garden with shingle patio and pathway boarded with various plants and shrubs leading to a secluded lawned area enclosed by fencing with timber garden shed.

Agents Note

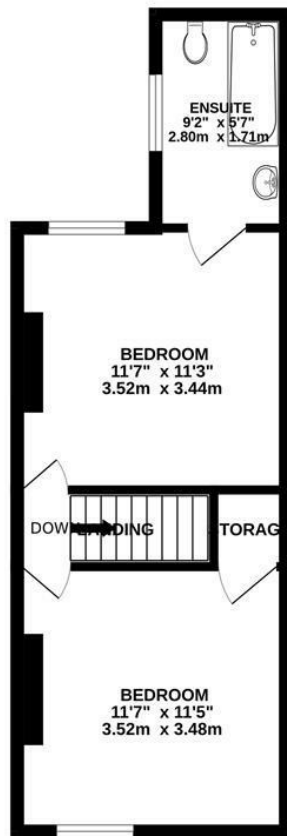
Council Tax Band - B

EPC Rating - D

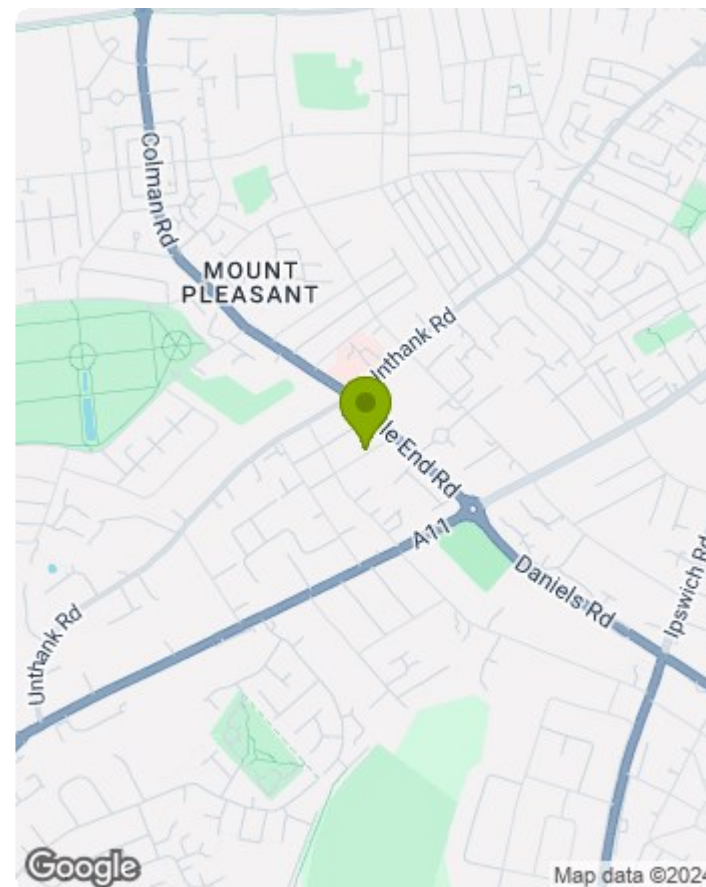




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(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
(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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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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