



College Road  
Norwich, NR2 3JP

Guide Price £425,000 - £450,000

claxtonbird  
residential

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\*\*\* Guide Price £425,000 - £450,000 \*\*\* ClaxtonBird are delighted to offer for sale this charming Victorian hall entrance terrace house, situated on the popular tree lined street of College Road, within the sought after Golden Triangle area of Norwich. The property boasts a beautiful bay frontage and a host of original features throughout, including sash windows, cornicing and ceiling roses, adding a touch of traditional charm. The full accommodation comprises entrance hall, sitting room, open plan kitchen / dining room and bathroom to the ground floor, whilst to the first floor there are three bedrooms and bathroom off landing.

Located in a sought-after, this home offers a perfect blend of traditional Victorian architecture and modern convenience. We highly recommend viewing this property at your earliest convenience to avoid any disappointment.

### Entrance Hall

Glazed entrance door, under stairs storage cupboard, original corbel, ceiling rose, cornice and radiator.

### Sitting Room 13'8" max into bay x 11'4" max (4.18 max into bay x 3.47 max)

Sash bay window to front aspect, cornice, picture rail, ceiling rose, shelving to recess, feature cast iron Victorian fireplace with tiled inset and wood surround and radiator.

### Dining Room 14'9" max x 10'10" (4.5 max x 3.31 )

Cornice, ceiling rose, stairs to first floor, stripped wooden floor and radiator. Open to:

### Kitchen 14'6" x 9'11" (4.43 x 3.03)

Fitted kitchen comprising wall and base units with wood effect work surfaces over, stainless steel sink drainer with mixer tap, built in double oven with hob and extractor over, built in dishwasher, plumbing for washing machine, space for fridge freezer, wall mounted gas central heating boiler, spotlights, feature lantern skylight window, tiled effect floor, radiator and upvc double glazed French doors leading out to the garden.

### Bathroom 8'2" x 6'2" (2.51 x 1.89)

Four piece suite comprising panel bath, corner shower cubicle with inset shower, low level WC, wash hand basin, spotlights, extractor fan, radiator, double glazed window to rear aspect and Velux window.

### First Floor Landing

Doors to all first floor rooms.

### Bedroom 11'4" x 9'6" max (3.46 x 2.90 max)

Sash window to front aspect, cornice and radiator.

### Bedroom 11'6" max x 10'10" (3.53 max x 3.32)

Sash window overlooking the rear garden, over stairs storage cupboard and radiator.

### Bedroom 10'1" x 8'5" (3.08 x 2.57)

Sash window overlooking the rear garden and radiator.

### Bathroom 8'4" x 5'0" (2.55 x 1.54)

Suite comprising panel bath with mixer tap, shower attachment and shower screen, low level WC, pedestal wash hand basin, part tiled walls, tiled floor, spotlights, radiator and window to front aspect.

### Front Garden

Walled garden with inset flower, shrub and tree border, side access gate and chequerboard tiled pathway leading to the entrance door.

### Rear Garden

Non bisected garden laid to patio offering ample space for outdoor table and chairs, artificial lawned area and pathway leading to a brick built store / garage.

### Store / Garage

Power, light, window and personal door to the garden.

### Agents Note

Council Tax Band - C  
EPC Rating - D

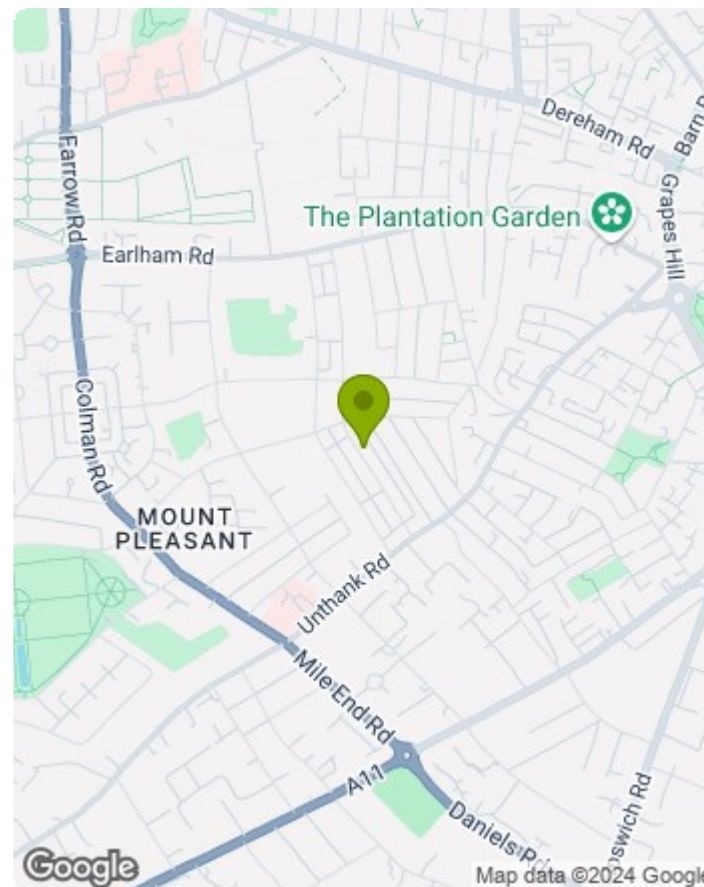




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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