



Heigham Street  
Norwich, NR2 4LZ

Guide Price £210,000 - £220,000

claxtonbird  
residential

## Heigham Street, Norwich, NR2 4LZ

\*\*\* OPEN VIEWING LAUNCH SATURDAY 26TH OCTOBER - BY APPOINTMENT ONLY \*\*\* Guide Price £210,000 - £220,000 \*\*\* ClaxtonBird are delighted to offer this two bedroom Victorian terrace house situated close to the city centre to the West of Norwich. The property benefits from a host of local amenities, shops and pubs all within easy walking distance. Inside, the property boasts two reception rooms, a modern fitted kitchen with built in appliances and a useful utility room. The first floor has two double bedrooms and a modern fitted en-suite bathroom with shower over bath. The property benefits from gas central heating and upvc double glazing throughout and we recommended an internal viewing at your earliest convenience.

### Sitting Room 9'8" max x 10'6" max (2.97m max x 3.22m max)

Glazed entrance door, upvc double glazed sash look window to front aspect, gas fireplace, shelving to recess, wood effect floor and radiator.

### Dining Room 10'7" max x 10'8" (3.23m max x 3.27m)

Upvc double glazed sash look window to rear aspect, under stairs storage cupboard, wood effect floor and radiator.

### Kitchen 8'0" x 6'7" (2.45m x 2.01m)

Fitted kitchen comprising wall and base units with block wood worktop over, sink with mixer tap, built in double oven, gas hob and extractor above, integrated dishwasher, wall mounted central heating boiler, tile floor and upvc double glazed window to side aspect.

### Utility Room 6'4" x 6'2" (1.95m x 1.89m)

Larder cabinets, built in fridge freezer, space for washing machine, tile floor, radiator and upvc double glazed door leading to the rear garden.

### First Floor

#### Bedroom 10'9" max x 10'6" (3.29m max x 3.21)

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

#### Bedroom 10'9" max x 10'7" (3.29m max x 3.24m)

Upvc double glazed sash look window to rear aspect, fitted wardrobes and dressing table, door to en-suite bathroom and radiator.

#### En-Suite Bathroom 7'10" x 6'9" (2.39m x 2.07m)

Modern fitted bathroom suite comprising bath with shower over and screen, wash hand basin in vanity unit, low level WC, tiled walls, tiled floor, shaver point, extractor fan, radiator and upvc double glazed window to side aspect.

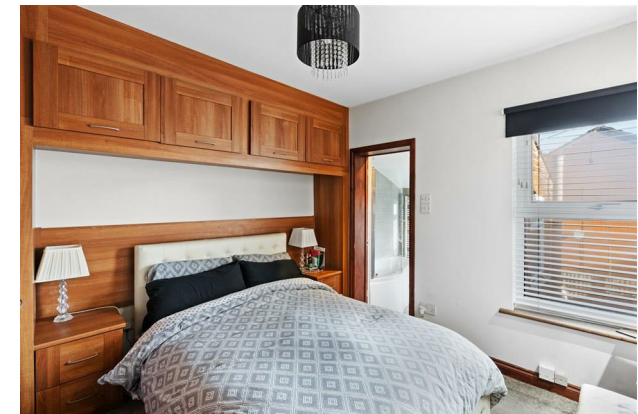
### Rear Garden

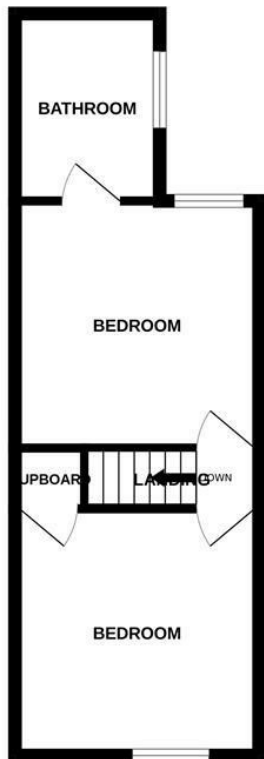
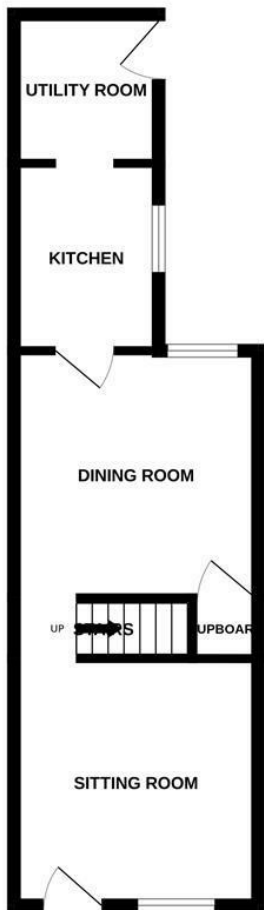
Non bisected rear garden enclosed by fencing and laid to patio with ample space for table and chairs and access gate to rear.

### Agents Note

Council Tax Band A

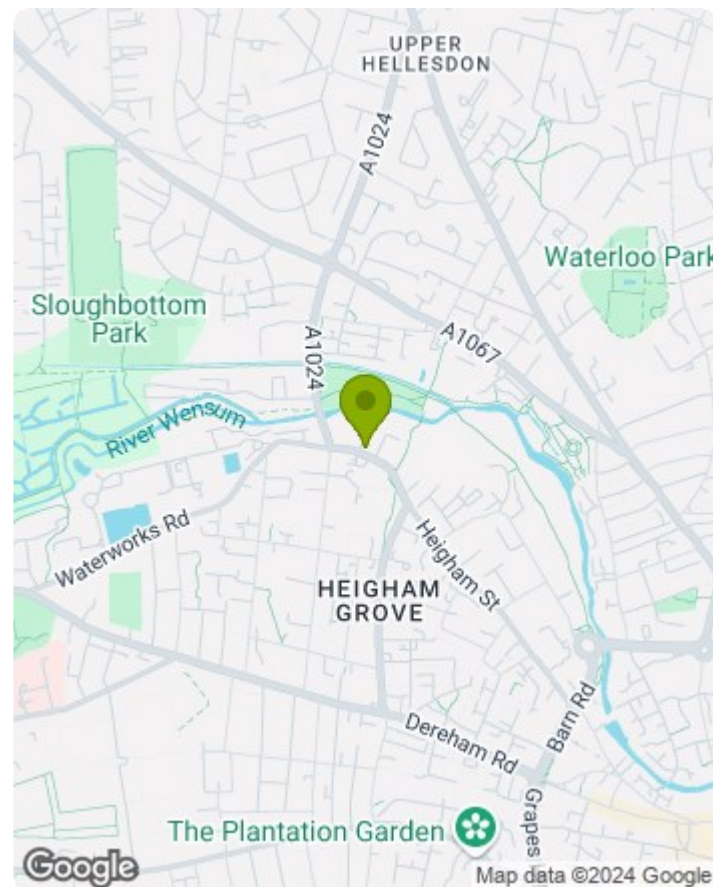
EPC Rating D





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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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		62	
(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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