



Rupert Street
Norwich, NR2 2AX
Guide Price £220,000 - £230,000

claxtonbird
residential

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*** Guide Price £220,000 - £230,000 *** ClaxtonBird are delighted to offer the opportunity to purchase this newly decorated attractive three-bedroom cream brick fronted Victorian Terrace house located on Rupert Street, NR2. In brief, the accommodation comprises sitting room, dining room, kitchen and bathroom to the ground floor, whilst to the first floor there are two bedrooms off landing and a further box bedroom. Internally, there is double glazing and gas central heating throughout, providing comfort and energy efficiency for those colder months. Externally there is a low maintenance rear garden with a useful storage shed. Conveniently situated near Unthank Road in the sought-after Golden Triangle area, this home offers easy access to the city centre and a variety of local amenities.

This property is ideal for those looking for a place to put their stamp on, with potential for development and improvement, so early viewing is highly recommended to avoid any disappointment. Offered for sale with no onward chain.

Sitting Room 11'6" max x 11'1" (3.53 max x 3.40)

Entrance door, double glazed window to front aspect, fireplace with wood surround and radiator.

Dining Room 9'4" x 11'5" max (2.85 x 3.49 max)

Upvc double glazed window to rear aspect, under stairs storage cupboard and radiator.

Kitchen 7'6" x 5'10" (2.30 x 1.80)

Kitchen comprising base units with work surfaces over and shelving, stainless steel sink drainer with mixer tap, tiled splash back, cooker point, plumbing for washing machine, radiator, upvc double glazed window to side aspect and upvc double glazed door leading out to the garden.

Bathroom 6'5" x 5'4" (1.96 x 1.64)

Suite comprising panelled bath with shower over, wash hand basin, low level WC, part tiled walls, extractor fan, radiator and upvc double glazed window to side aspect.

First Floor Landing

Bedroom 11'8" max x 11'1" (3.57 max x 3.39)

Double glazed window to front aspect, over stairs storage cupboard and radiator.

Bedroom 11'7" max x 9'3" (3.54 max x 2.83)

Upvc double glazed window to rear aspect, radiator and door to:

Bedroom 7'1" x 5'10" (2.18 x 1.79)

Upvc double glazed window to rear aspect, radiator and boiler cupboard with wood door housing the gas central heating boiler.

Front Garden

Walled garden with gated pathway leading to the entrance door.

Rear Garden

Bisected garden enclosed by fencing laid to shingle with shrub borders, space for outdoors table and chairs and timber shed.

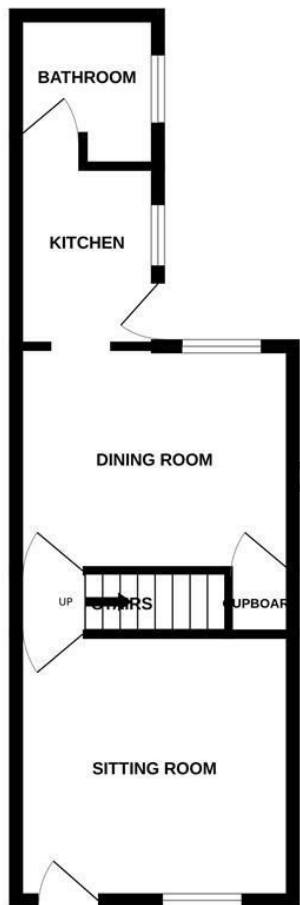
Agents Note

Council Tax Band B

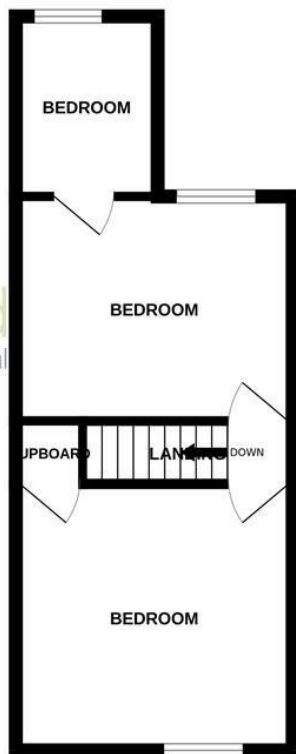
EPC Rating D

The vendor has informed us the property had a new roof in 2021. a new combi boiler installed in 2022 & free off street parking permits are available at the present time.

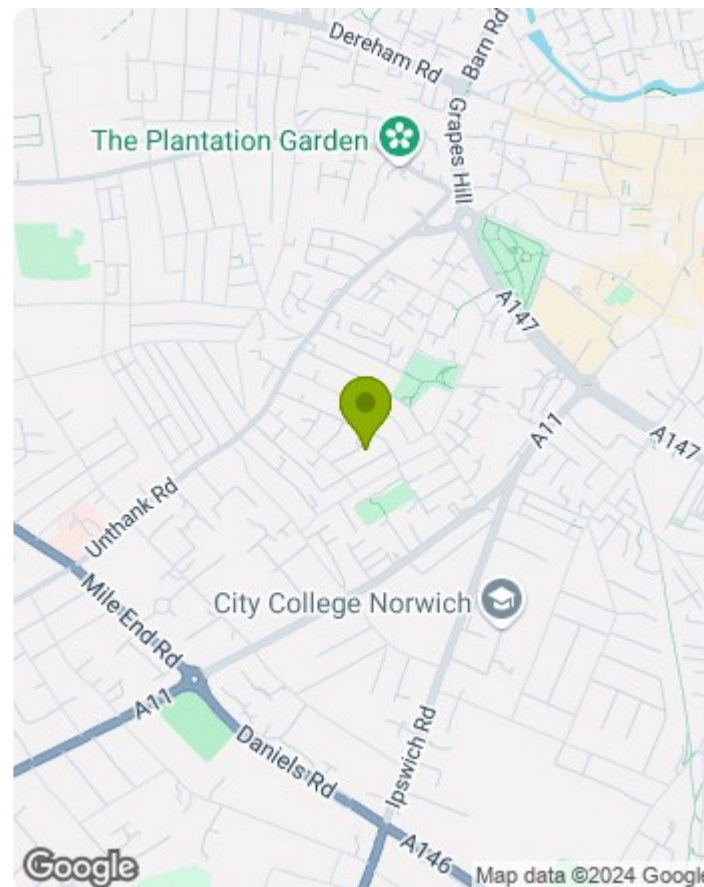




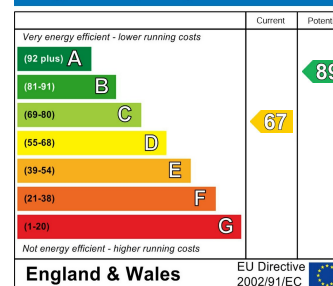
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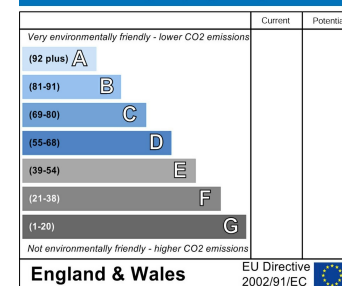
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Environmental Impact (CO₂) Rating



1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

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