



Grosvenor Road
Norwich, Norfolk NR2 2PZ
Offers in excess of £650,000

claxtonbird
residential

Grosvenor Road, Norwich, Norfolk NR2 2PZ

ClaxtonBird are delighted to offer this charming five bedroom Victorian terrace house, nestled on the sought after Grosvenor Road of Norwich. This timeless terrace house will instantly captivate you with its original features, including sash windows, stripped wooden floors and fireplaces to name a few. The property offers spacious and versatile accommodation throughout, comprising two reception rooms, kitchen / breakfast rooms, five bedrooms and three bathrooms. Don't miss the opportunity to make this house your home - with its spacious layout and timeless character, this property is sure to capture your heart. Offered for sale with no onward chain.

Entrance Hall

Glazed entrance door, wood effect floor, stairs to first floor, door to cellar and radiator.

Sitting Room 17'0" max into bay x 13'1"/285'5" max (5.19m max into bay x 4/87m max)

Box bay sash window to front aspect, fireplace with marble hearth and wooden surround, cornicing to smooth plastered ceiling, picture rail, ceiling rose, stripped wooden floor and radiator.

Dining Room 14'0" x 12'5" max (4.29m x 3.80 max)

Original French doors leading out to the garden, fireplace with marble hearth and wooden surround, built in shelving, stripped wood floor. picture rail, cornicing, ceiling rose and radiator.

Kitchen / Breakfast Room 15'7" x 11'5" (4.76m x 3.49m)

Fitted shaker style kitchen comprising wall and base units with work surfaces over, sink unit with mixer tap, space for cooker with extractor above, sash windows to side aspect, fitted shelving, wall mounted central heating boiler, space for dining table and chairs, stripped wooden floor and radiator.

Utility Room 11'5" x 7'11" (3.5m x 2.42m)

Fitted base unit with work surfaces over, sink unit with mixer tap, plumbing for washing, space for fridge freezer, sash window to side aspect, tiled effect floor and door leading out to the garden.

Cloakroom

WC, wash hand basin and window to side aspect.

Cellar

Spotlights and fitted shelving.

First Floor Landing

Bedroom 13'1"/3'3" x 12'11" (4/01m x 3.96m)

Sash windows to front aspect, picture rail, stripped wooden floor, radiator and door to en-suite.

En Suite

Three piece suite comprising corner bath with shower screen

and mixer shower over, WC, pedestal wash hand basin, part tiled walls, wood effect floor, radiator and sash window to front aspect.

Bedroom 13'11" x 12'5" max (4.26m x 3.79m max)

Sash window to rear aspect, cast iron fireplace, spotlights, picture rail, cornicing and radiator.

Bedroom 11'7" x 10'10" max (3.55m x 3.32m max)

Sash window to side aspect and stripped wooden floor.

Shower Room

Three piece suite comprising shower cubicle with inset shower, WC, pedestal wash hand basin, part tiled walls, wood effect floor, window to side aspect and radiator.

Second Floor Landing

Bedroom 8'2" plus recess x 13'6" max (2.49m plus recess x 4.14m max)

Sash window to rear aspect, stripped wooden floor and radiator.

Bedroom 14'0" max x 13'6" (4.27m max x 4.14m)

Sash window to front aspect, stripped wooden floor and radiator.

Bathroom

Three piece suite comprising panelled bath with mixer tap, WC, wash hand basin, part tiled walls, wood effect floor, radiator and skylight window to front aspect.

Front Garden

Enclosed by wall and railing with plant and shrub borders and gated pathway leading to the entrance door.

Rear Garden

Enclosed by fencing and laid predominately to artificial lawn with shingle borders and rear gated access.

Agents Note

Council Tax Band - D

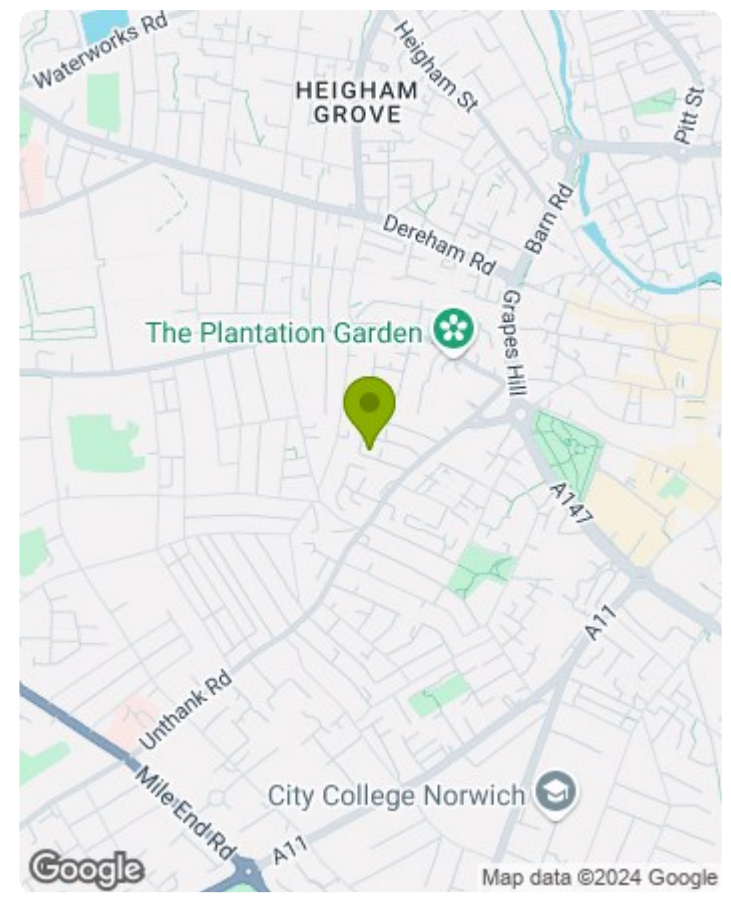
EPC Rating - E

The property has residents permit parking.





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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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- 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.
- 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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