



**Portland Street
Norwich, NR2 3LE**

Guide Price £450,000 - £475,000

claxtonbird
residential

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*** Guide Price £450,000 - £475,000 *** ClaxtonBird are delighted to offer this newly renovated hall entrance Victorian terrace house situated just off Unthank Road, within the popular Golden Triangle area of Norwich. The property has been finished to a high standard throughout, featuring a a modern fitted shaker style kitchen with built in appliances, convenient ground floor shower room, an impressive four piece bathroom suite, a newly fitted gas central heating boiler, renewed electrics and newly fitted double glazed windows. Completing the accommodation is the sitting room with feature fireplace, dining room with French doors leading out to the garden and three well proportioned bedrooms. Externally, there is a non bisected rear garden. Offered for sale with no onward chain.

Entrance Hall

Double glazed composite entrance door with fan light above, stairs to first floor, wooden floor and radiator.

Sitting Room 11'7" max x 12'2" (3.54 max x 3.73)

Upvc double glazed sash window to front aspect, feature cast iron fireplace with wood surround, picture rail, cornice, ceiling rose, stripped wooden floor and radiator.

Dining Room 12'0" max x 12'3" (3.66 max x 3.75)

Upvc double glazed French doors leading out to the garden, feature cast iron fireplace with wood surround, picture rail., cornice, ceiling rose, stripped wooden floor and radiator. Open to:

Kitchen 14'3" x 8'3" (4.35 x 2.52)

Newly fitted kitchen comprising wall and base units with work surfaces over, one and a half bowl sink drainer with mixer tap, built in oven with induction hob and canopy extractor over, built in dishwasher, built in fridge freezer, part tiled splash backs, tiled floor, spotlights, under stairs storage area tall cupboard housing gas central heating boiler with built in washer/dryer below. Upvc double glazed sash look window to side aspect.

Shower Room 3'3" x 7'8" (1.00 x 2.35)

Suite comprising double shower cubicle with inset shower, wash hand basin set in vanity unit with mixer tap, low level WC, part tiled walls, tiled floor, radiator and upvc double glazed window to rear aspect.

First Floor Landing

Doors to all first floor rooms, fitted storage cupboards, picture rail and radiator.

Bedroom 12'2" x 12'8" (3.73 x 3.88)

Upvc double glazed sash window to front aspect, newly fitted carpet, picture rail and radiator.

Bedroom 12'5" max x 13'3" max (3.79 max x 4.06 max)

Upvc double glazed sash look window to rear aspect, picture rail and radiator.

Bedroom 12'4" x 6'0" (3.76 x 1.85)

Upvc double glazed sash window to front aspect, picture rail and radiator.

Bathroom 9'4" x 8'3" (2.85 x 2.54)

Newly fitted four piece suite comprising free standing bath with mixer tap, corner shower cubicle with inset shower, wash hand basin set in vanity unit with mixer tap, low level WC, extractor fan, spot lights, tiled floor, towel rail radiator, radiator and upvc double glazed sash look window to rear aspect.

Front Garden

Walled garden with shrub insets and gated Harlequin tiled pathway leading to the entrance door.

Rear Garden

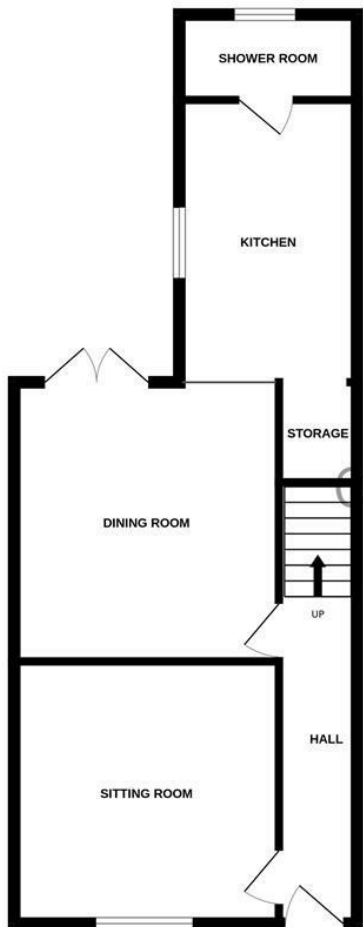
Enclosed by fencing and laid to flagstone patio with shrub borders, storage shed and access gate to passage.

Agents Note

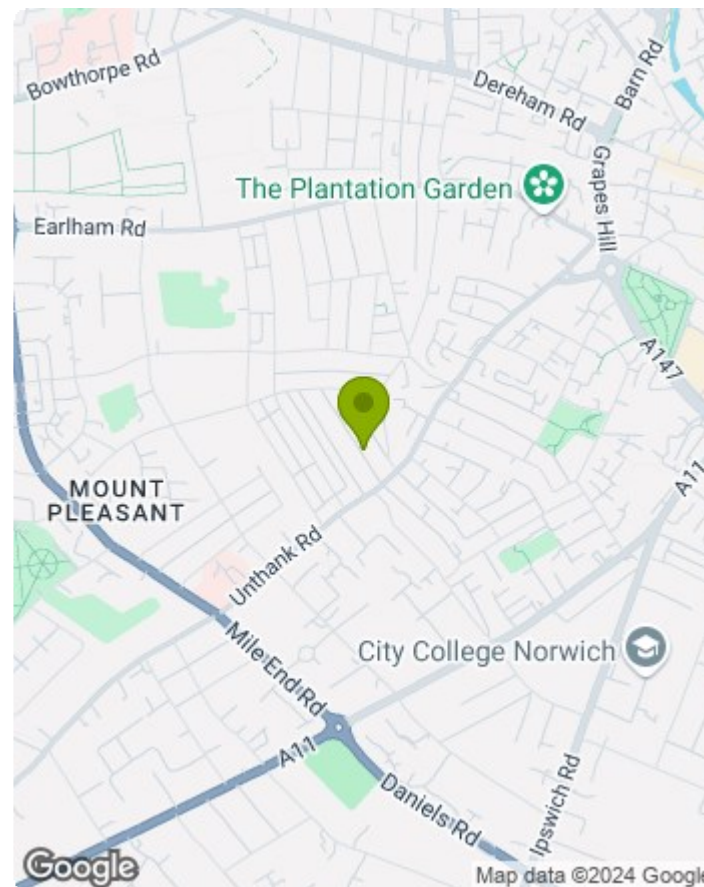
Council Tax Band B

EPC Rating TBC





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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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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ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

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