



Belvoir Street
Norwich, NR2 3AY
Guide Price £240,000 - £250,000

claxtonbird
residential

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*** Guide Price £240,000 - £250,000 *** ClaxtonBird are pleased to offer this well presented two bedroom grey brick Victorian terrace house, situated within the popular Golden Triangle area of Norwich. The property has been updated by the current owners, boasting a modern open plan kitchen / dining room with built in appliances, sitting room with feature Victorian fireplace and a contemporary shower room to the ground floor. To complete the accommodation, there are two double bedrooms off landing. Externally, there is a traditional Victorian terrace style garden to the front and a bisected lawned garden to the rear. Further benefits include double glazing and gas central heating throughout. The property is conveniently located just off Earlham Road, within a stones throw of the City Centre, bus services and other local amenities. Offered for sale with no onward chain.

Sitting Room 11'10" max x 12'4" (3.61m max x 3.78m)

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

Open Plan Kitchen / Dining Room 14'0" max x 12'5" max (4.27m max x 3.80m max)

Fitted kitchen comprising wall and base units with work surfaces over and tiled splash backs, stainless steel sink drainer with mixer tap, built in oven, hob and extractor, space for fridge freezer, built in dishwasher, plumbing for washing machine, space for dining table and chairs, under stairs storage cupboard, wall mounted central heating boiler, wood effect floor, upvc double glazed windows to rear and side aspect and upvc double glazed door leading out to the garden.

Bathroom 6'8" x 6'5" (2.05m x 1.97m)

Suite comprising double shower cubicle with inset shower, wash hand basin, WC, part tiled walls, spot lights, extractor fan, towel rail radiator and upvc double glazed window to side aspect.



First Floor Landing

Bedroom 12'4" max x 11'11" (3.77m max x 3.64)

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

Bedroom 12'5" max x 9'0" (3.79m max x 2.76m)

Upvc double glazed window to rear aspect, picture rail, over stairs storage cupboard and radiator.

Front Garden

Traditional Victorian terrace style garden with pathway leading to the entrance door.

Rear Garden

Bisected garden enclosed by fencing laid predominately to lawn with shrub borders and timber storage shed.

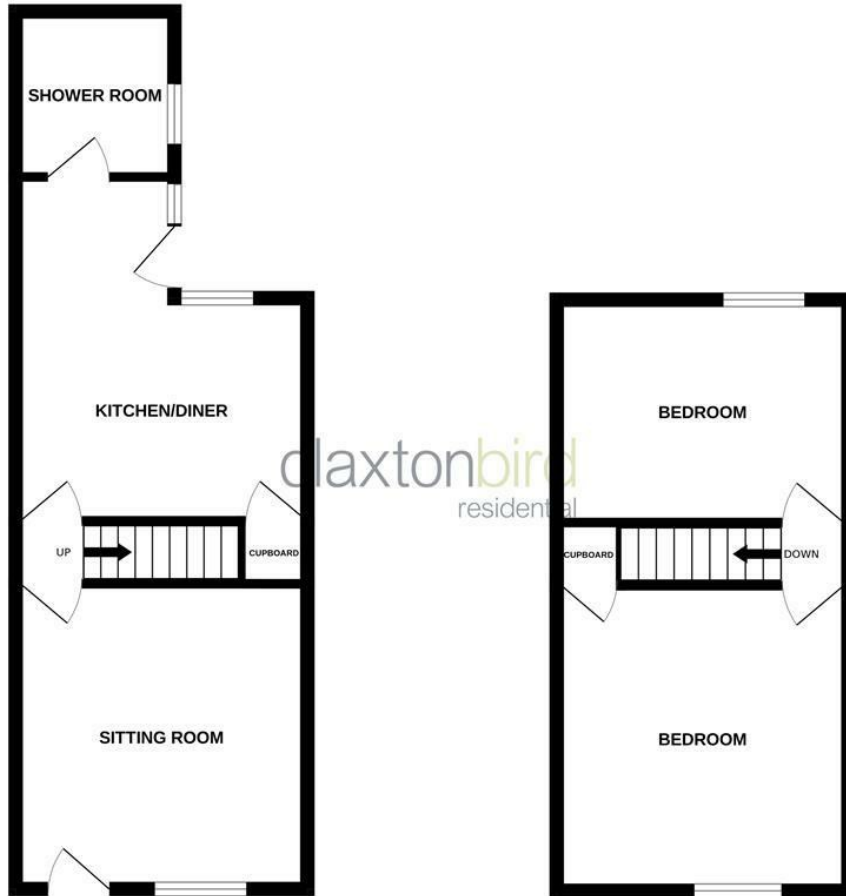
Agents Note

Council Tax Band B

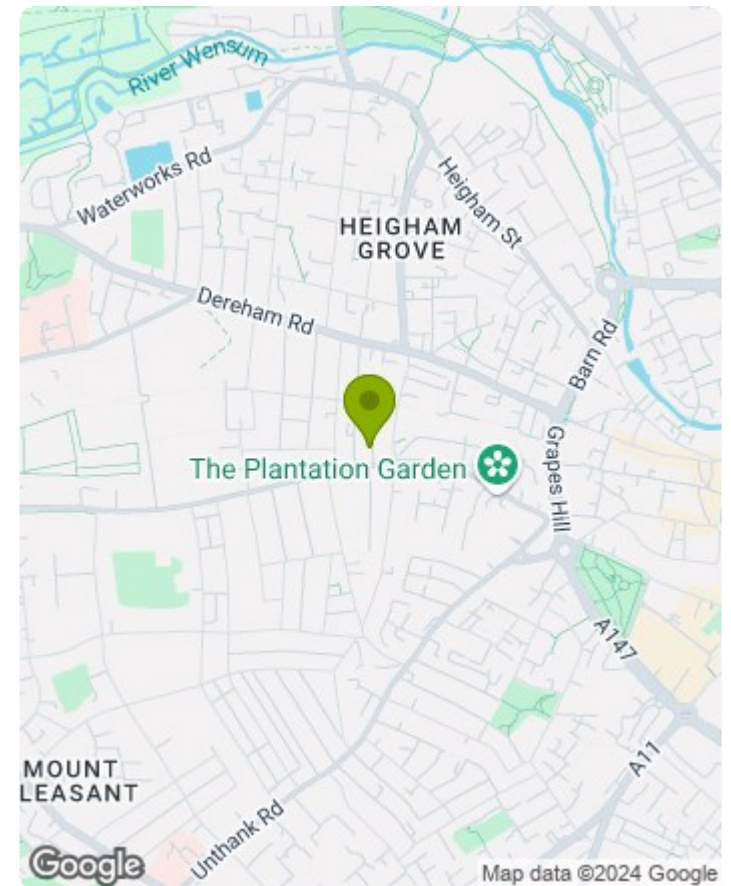
EPC Rating D

The property was re-roofed in 2021 and had a new boiler installed in 2017





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.
Made with Metropix 62024



| 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 | | 67 | |
| (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 | |

- 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.
- 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.
- 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.
- 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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