



Connaught Road  
Norwich, NR2 3BP

Offers In The Region Of £375,000

claxtonbird  
residential

## Connaught Road, Norwich, NR2 3BP

\*\*\* Launch Event Saturday 23rd November - Strictly By Appointment Only \*\*\* ClaxtonBird are delighted to offer this charming Victorian hall entrance terrace house, situated on a popular tree-lined street, within the sought after Golden Triangle location of Norwich. This delightful property boasts a bay fronted sitting room with feature cast iron fireplace, dining room with exposed brick fireplace and a modern fitted kitchen. In brief, the full accommodation comprises entrance hall, sitting room, dining room, kitchen and bathroom to the ground floor, whilst to the first floor there are three bedrooms and a shower room. Externally, there are traditional style gardens to the front and a good sized bisected garden to the rear. The property further benefits from some period features, double glazing and gas central heating. Early viewing is highly recommended.

### Entrance Hall

Entrance door, stairs to first floor, tiled floor and radiator.

### Sitting Room 12'5 + bay x 10'7 (3.78m + bay x 3.23m)

Double glazed window to front aspect, cast iron fireplace with tiled hearth and wooden surround, cornicing and radiator.

### Dining Room 11'4 x 10'10 (3.45m x 3.30m)

Double glazed window to rear aspect, feature fireplace with exposed brick, wooden floor and radiator.

### Kitchen 12'6 x 8'0 (3.81m x 2.44m)

Modern fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset one and a half bowl ceramic sink unit with mixer tap, built in oven with hob and extractor over. plumbing for washing machine, space for upright fridge freezer, cupboard housing the gas central heating boiler and double glazed window and door to side aspect.

### Bathroom

White suite comprising bath with shower over, pedestal wash hand basin, WC, heated towel rail and double glazed window to rear aspect.

### First Floor Landing

Doors to all first floor rooms.

### Bedroom 45'11" x 39'4" max (14'1 x 12'5 max)

Two double glazed windows to front aspect and radiator.

### Bedroom 12'7 x 7'8 (3.84m x 2.34m)

Double glazed window to rear aspect and radiator.

### Bedroom 9'1 x 7'1 (2.77m x 2.16m)

Double glazed window to rear aspect and radiator.

### Shower Room

Modern suite comprising shower cubicle, wash hand basin, WC and heated towel rail.

### Front Garden

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

### Rear Garden

Good sized bisected garden mainly laid to lawn with plant and shrub borders and patio area.

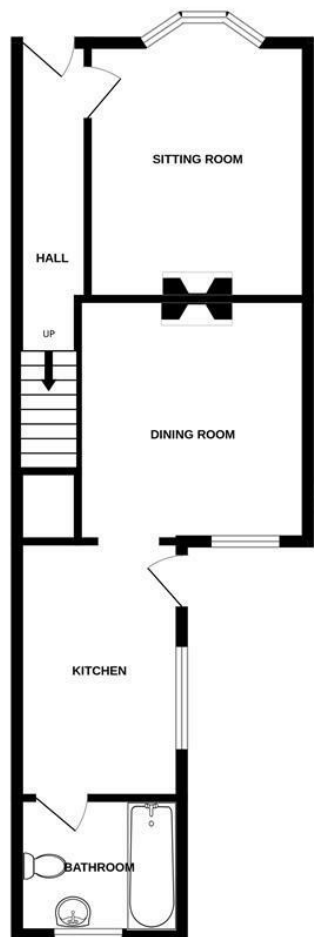
### Agents Note

Council Tax Band B

EPC Rating D



GROUND FLOOR

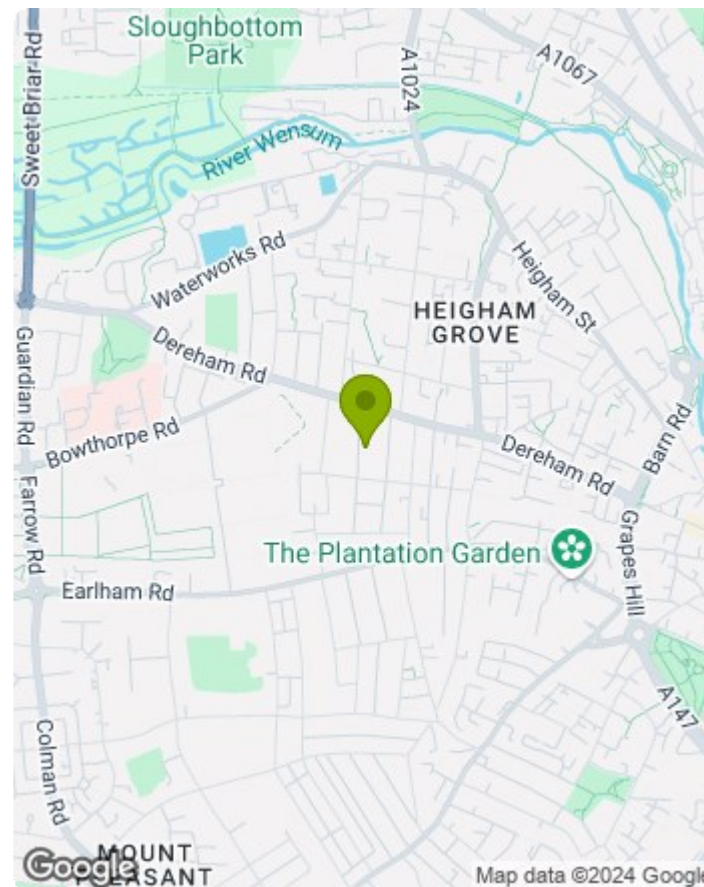


1ST FLOOR



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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			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		63	
(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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- 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.
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