



Cambridge Street
Norwich, Norfolk NR2 2BA
Guide Price £475,000 - £500,000

claxtonbird
residential

Cambridge Street, Norwich, Norfolk NR2 2BA

*** Launch Event Saturday 11th January - Strictly By Appointment Only *** Guide Price £450,000 - £475,000 *** Nestled in the sought-after Golden Triangle area of Norwich, this charming bay-fronted hall entrance Victorian terrace house is a true gem, conveniently situated within close proximity to a range of local amenities and with easy access into the city centre. One of the highlights of this delightful home is the modern open plan kitchen / breakfast room with French doors opening out into the non bisected garden, offering the perfect entertaining space. The property is in excellent order throughout with accommodation comprising entrance hall, two reception rooms, open plan kitchen / breakfast room and cloakroom to the ground floor. On the first floor there are three well proportioned bedrooms and a recently fitted family bathroom suite off landing. If you are looking for a characterful home with a perfect mix of period charm and contemporary living, this mid-terrace house on Cambridge Street is a must-see. Offered for sale with no onward chain.

Entrance Hall

Stained glass entrance door with fan light above, stairs to first floor, under stairs storage cupboard, dado rail, cornicing and two radiators.

Sitting Room 14'7" max into bay x 12'2" (4.45 max into bay x 3.72)

Sash bay window to front aspect, feature cast iron Victorian style fireplace with surround, shelving to recess, picture rail, cornicing, ceiling rose and radiator.

Dining Room 11'8" max x 10'5" (3.57 max x 3.19)

Double glazed sash look window overlooking the rear garden, shelving to recess, picture rail and radiator.

Open Plan Kitchen / Breakfast Room

Breakfast Area 9'9" x 8'8" (2.99 x 2.65)

Double glazed French doors and windows opening to the garden, ample space for table and chairs, picture rail, wall lights, wood effect floor and radiator.

Kitchen 16'5" x 8'7" max (5.01 x 2.64 max)

Fitted kitchen comprising wall and base units with granite work surfaces over, stainless steel sink drainer with mixer tap, built in stainless steel oven, hob and extractor over, space for fridge freezer, built in washing machine, built in dishwasher, wood effect floor, wall mounted storage cupboard housing the central heating boiler, double glazed windows to side and rear aspect and double glazed door to garden.

Cloakroom

Low level WC, wash hand basin, tiled splash backs, extractor fan, towel rail radiator and double glazed window to rear aspect.

First Floor Landing

Bespoke fitted storage cupboard, dado rail, loft access, doors to all first floor rooms and radiator.

Bedroom 11'11" max x 10'6" (3.65 max x 3.21)

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

Bedroom 11'8" max x 10'7" (3.56 max x 3.24)

Sash look window to rear aspect, built in wardrobe, picture rail and radiator.

Bedroom 9'10" x 8'9" (3.01 x 2.69)

Double glazed sash look window to rear aspect and radiator.

Bathroom

Modern fitted suite comprising panel bath with shower screen and shower over, low level WC, pedestal wash hand basin, shaver point, part tiled walls, tiled effect floor, towel rail radiator and sash window to front aspect.

Loft

Boarded with pull down ladder and light.

Front Garden

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

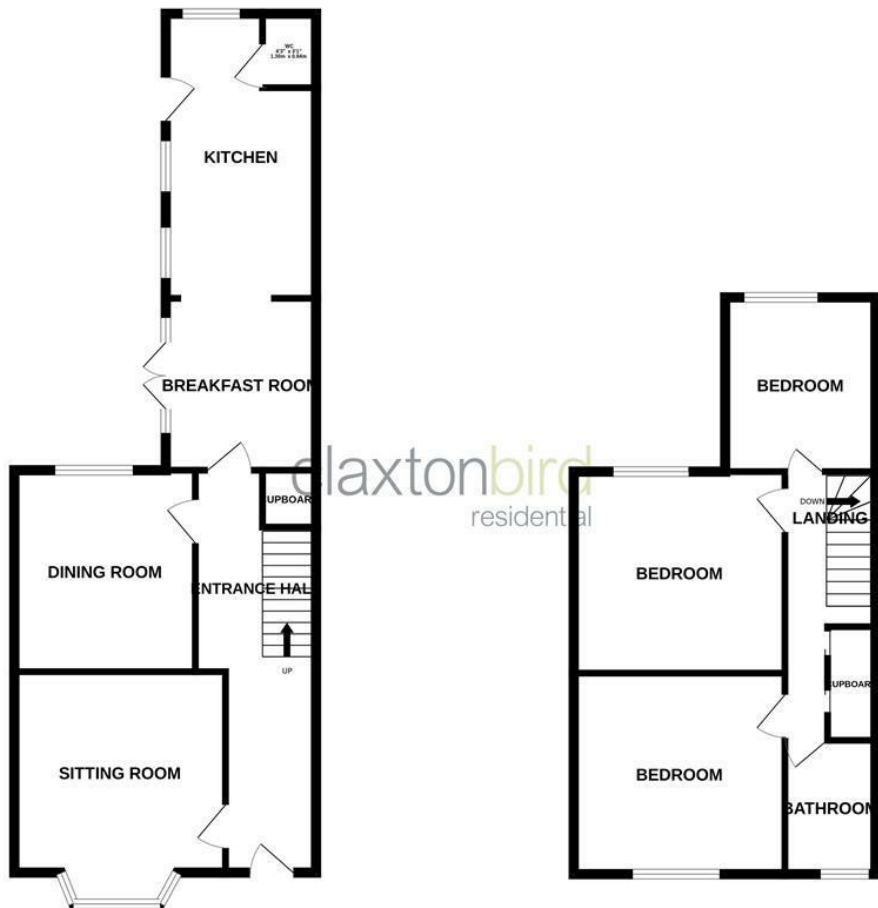
Rear Garden

Non bisected South-West facing garden fully enclosed by wall and fencing with patio area providing space for table and chairs, outside tap, outside light, wide variety of flower, shrub and tree borders, lawned area, timber shed and side access gate.

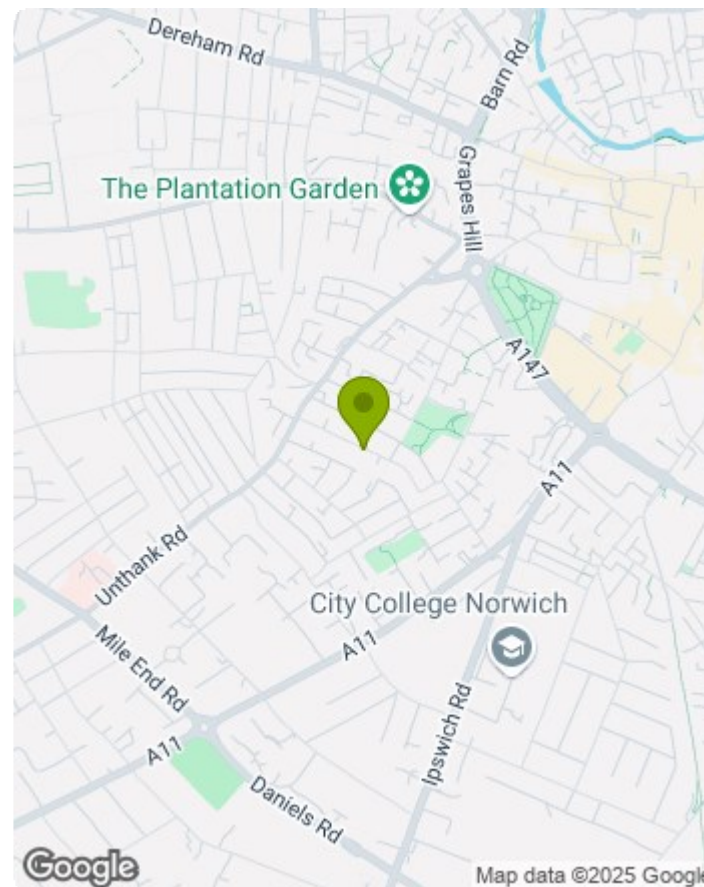
Agents Note

Council Tax Band C
EPC Rating D





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 ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	

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.

ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

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

claxtonbird
residential

