

3 Bedroom End of Terrace

£164,950



Norwich City

A well presented and spacious corner terrace property. The property benefits from gas central heating and double glazing.

- Three Bedrooms
- Corner Terraced House
- Double Glazing
- Gas Central Heating
- Garage
- Off Road Parking

A well presented and spacious corner terrace property.
The property benefits from gas central heating and double glazing.
The property comprises: hall, dining room, kitchen, utility room, bathroom, lounge, three bedrooms, garage and off road parking.

Dining Room (12' 1" x 10' 1") 3.68m x 3.07m

Double glazed window to the front, radiator, telephone point, wood flooring.

Kitchen (11' 1" x 8') 3.38m x 2.44m

Double glazed window to the front, range of base and wall units, work surface with stainless steel sink, drainer and mixer taps over, electric oven and hob, extractor, tiled flooring and splash backs.

Utility Room (7' 1" x 4' 1") 2.16m x 1.24m

Double glazed window to the front, door to side, boiler, tiled floor.

Bathroom

Double glazed window to the side, radiator, white suite consisting of low level WC, pedestal wash basin, panel bath with electric shower over, partly tiled.

Lounge (12' 1" x 9' 1") 3.68m x 2.77m

Double glazed windows to the front and side, radiator, feature fireplace, TV point.

First Floor Landing

Doors to bedrooms, loft access.

Bedroom (12' 1" x 9') 3.68m x 2.74m

Two double glazed windows to the side, radiator, storage cupboard.

Bedroom (11' 1" x 8') 3.38m x 2.44m

Double glazed window to the front, radiator, airing cupboard.

Bedroom (9' x 9') 2.74m x 2.74m

Double glazed window to the front, radiator, fitted wardrobes.

Outside

To the front of the property there is off road parking and a garage with up and over door.

CLAUSES

1. All Measurements

All measurements are approximate.

2. Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin or error.

3. Floorplan Clause

Measurements are approximate. Not to scale. For illustrative purposes only.

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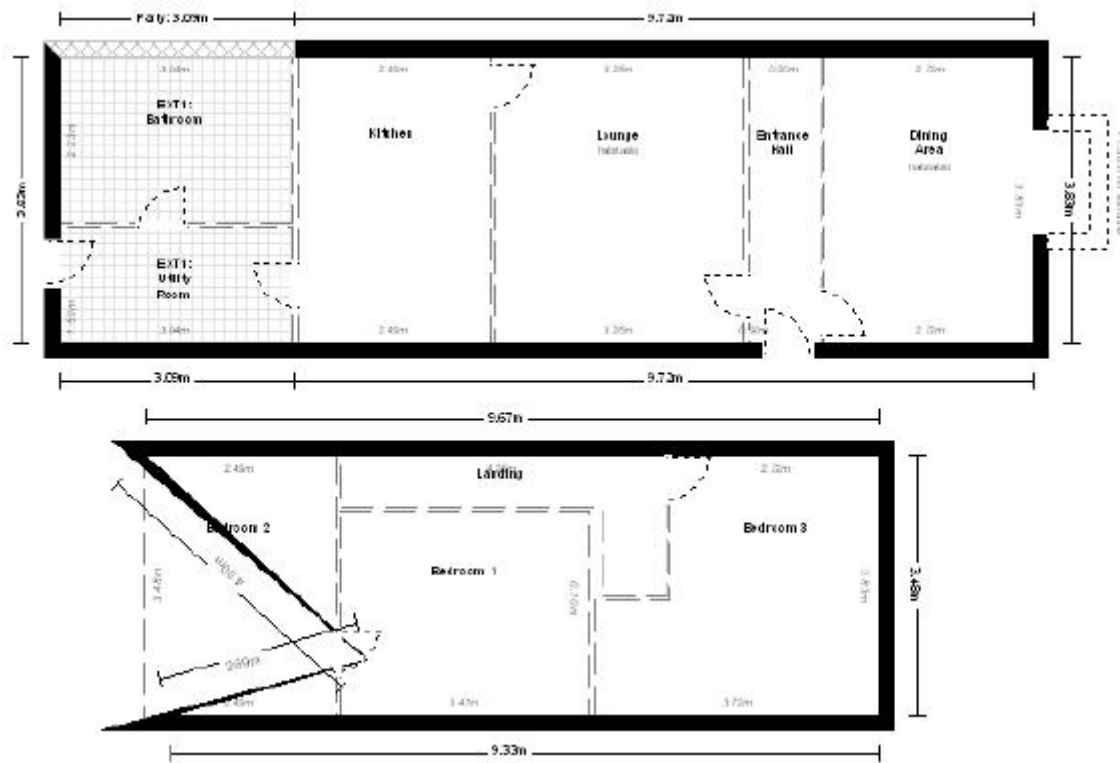
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E	39	53
(21 - 38)	F		
(1 - 20)	G		
Not energy efficient - higher running costs			
England & 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	34	46
(1 - 20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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