



Harford Street
Norwich, Norfolk NR1 3AY
Guide Price £220,000 - £230,000

claxtonbird
residential

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*** Launch Event Saturday 1st August - Strictly By Appointment Only *** Guide Price £220,000 - £230,000 *** Nestled in a quiet residential location, this charming over-the-passage Victorian terrace house features a delightful mix of period characteristics and modern elegance. Located to the South of the City, the property is conveniently within walking distance of the City Centre and various local amenities, making it an ideal choice for those who appreciate both a peaceful setting and accessibility. Inside, the accommodation is in excellent condition throughout, showcasing a cosy sitting room with a striking wood burner as its focal point. The ground floor also includes a stylish dining room and a functional modern fitted kitchen that caters to everyday needs. On the first floor, there are two double bedrooms, one of which offers access to a larger-than-average en-suite bathroom. The home is adorned with decorative mouldings, complemented by stripped wooden floors and doors, all beautifully contrasting with the efficient gas central heating and double glazing. This perfect blend of traditional charm and modern amenities makes this property an ideal purchase, with everything you need just a stone's throw away.

Sitting Room 11'7 max x 11'5 (3.53m max x 3.48m)

Composite entrance door, upvc double glazed sash-look window to front aspect, feature cast-iron woodburner with slate hearth and wooden beam above, cornice, ceiling rose, picture rail, shelving to recess, stripped wooden floor and radiator.

Dining Room 11'8 max x 11'4 (3.56m max x 3.45m)

Decorative fireplace, understairs storage cupboard, picture rail, coving, stripped wooden floor, contemporary vertical radiator and upvc double glazed French doors leading out into the garden.

Kitchen 8'0 x 5'9 (2.44m x 1.75m)

Modern kitchen comprising wall and base units with wood-effect work surface over, stainless steel sink unit with mixer tap, built-in oven with hob and extractor hood over, tiled splashbacks, shelving, space for fridge freezer, plumbing for washing machine, tiled effect floor and upvc double glazed window to side aspect.

First Floor Landing

Bedroom 11'7 max x 11'5 (3.53m max x 3.48m)

Upvc double glazed sash look window to front aspect, decorative cast-iron fireplace, stripped wooden floor and radiator.

Bedroom 15'6 max x 11'4 (4.72m max x 3.45m)

Upvc double glazed sash look window to rear aspect, fitted wardrobes, ceiling rose, picture rail, stripped wooden floor and radiator. Door to:

En-Suite Bathroom

Three-piece suite comprising panel bath with shower over, low-level WC, wash hand basin, part-tiled walls, wood-effect floor, wall-mounted gas central heating boiler, upvc double glazed window to rear aspect and radiator.

Front Garden

Walled front garden with pathway to entrance door.

Rear Garden

Bisected garden mainly laid to shingle with decked seating area, two brick-built stores, shrub borders and access to passageway.

Agents Note

Council Tax Band B

The boiler was replaced in 2025.



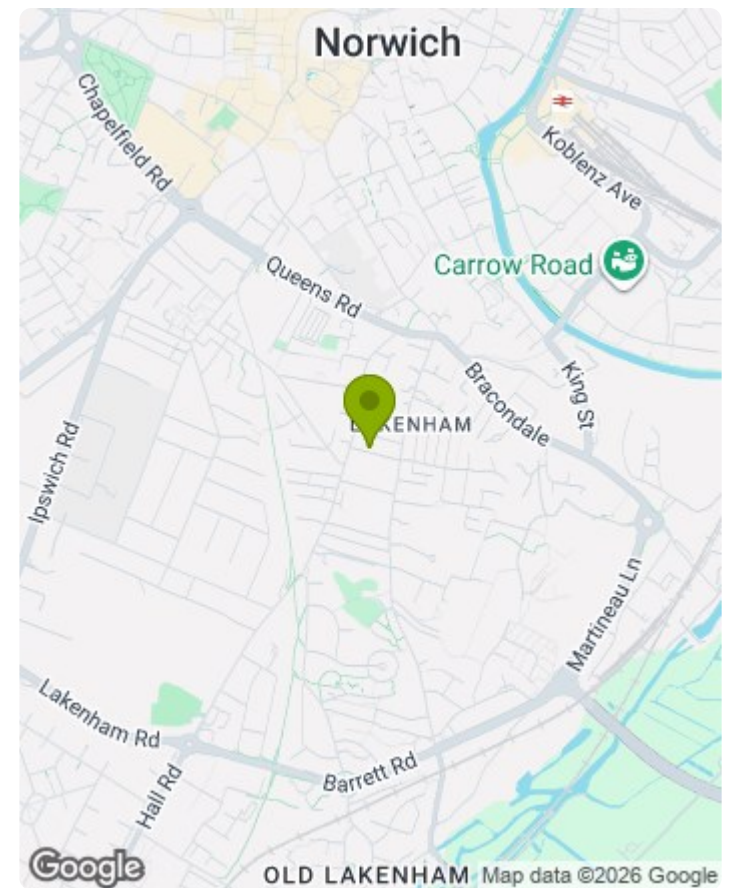


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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