



**Onley Street**  
**Norwich, Norfolk NR2 2EB**  
**Offers in the region of £260,000**

**claxtonbird**  
residential

## Onley Street, Norwich, Norfolk NR2 2EB

Situated at the heart of the Golden Triangle, this charming two-bedroom Victorian mid-terrace house beautifully combines classic character with modern convenience. Upon entering, you'll find two inviting reception rooms and a modern fitted kitchen with gloss cabinetry on the ground floor. On the first floor, you will find two well-proportioned bedrooms, with one providing access to the recently fitted en-suite bathroom. The internal accommodation is well-equipped with gas central heating and mostly upvc double glazing, ensuring warmth and comfort all year round. Meanwhile, the non-bisected rear garden offers a private retreat to enjoy the warmer weather. Conveniently positioned just off Unthank Road, this home is within walking distance of a local parade of shops, as well as the vibrant City Centre.

### Sitting Room 11'4 max x 11'0 (3.45m max x 3.35m)

Upvc double glazed window to front aspect, cast iron fireplace, cornice, wood floor, stained glass entrance door and radiator.

### Dining Room 11'5 max x 10'9 (3.48m max x 3.28m)

Double glazed French doors to rear garden, under stairs storage cupboard, wood floor, tiled fireplace, shelving to recess and radiator.

### Kitchen 9'0 x 6'3 (2.74m x 1.91m)

Fitted kitchen comprising wall and base units with wood worktops over, stainless steel sink drainer with mixer tap, tiled splash back, cooker point with extractor over, space for washing machine & fridge freezer, wall mounted central heating boiler, towel rail radiator and windows to side and rear aspect.

### First Floor Landing

### Bedroom 11'5 max x 10'9 (3.48m max x 3.28m)

Upvc double glazed window to front aspect, cast iron fireplace, over stairs storage cupboard and radiator.

### Bedroom 10'9 x 11'6 max (3.28m x 3.51m max)

Upvc double glazed window to rear aspect, cast iron fireplace, wood floor and radiator.

### En Suite Bathroom

White suite comprising panel bath with mixer tap and shower attachment over, wash hand basin, low level W.C, part tiled walls, windows to side and rear aspect and radiator.

### Front Garden

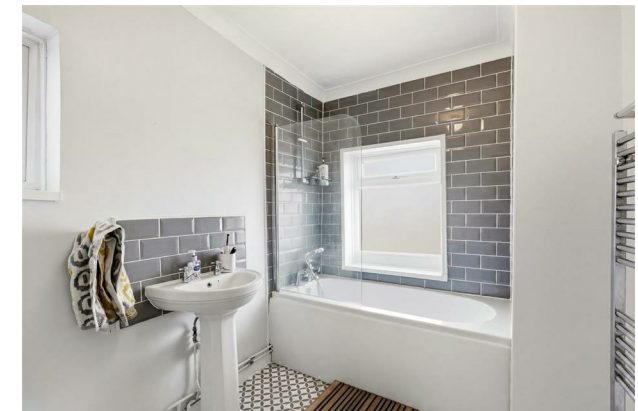
Walled front garden with pathway to front door.

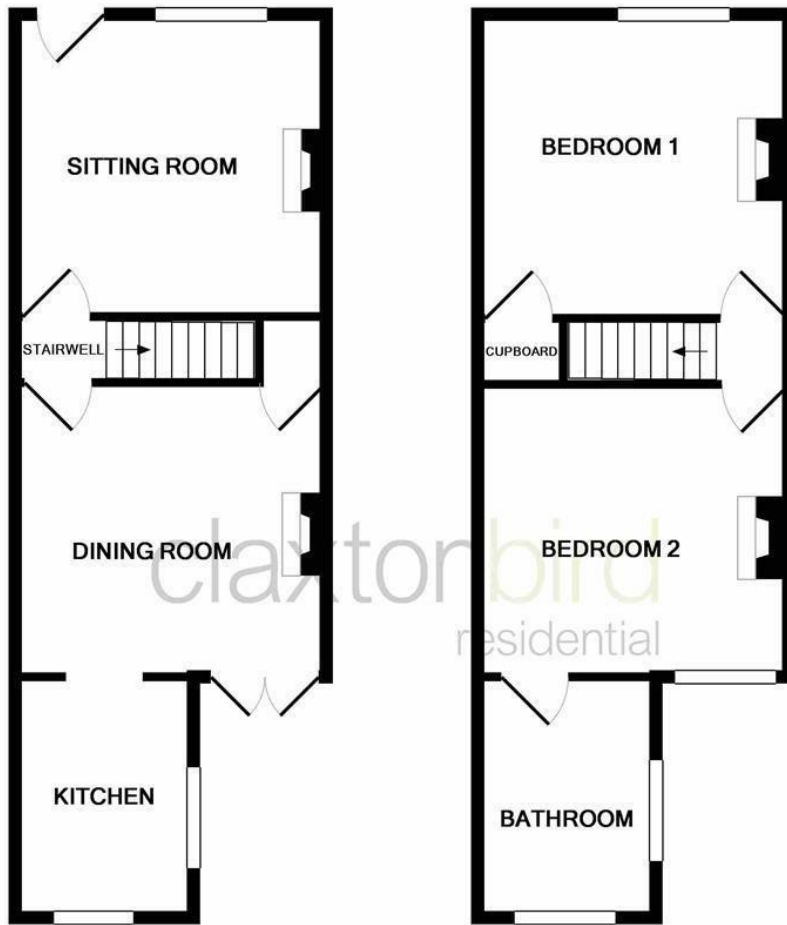
### Rear Garden

Non bisected rear garden, mainly laid to lawn, shrub borders, decked seating area, brick built stores and enclosed by fencing and wall.

### Agents Note

Council Tax Band B

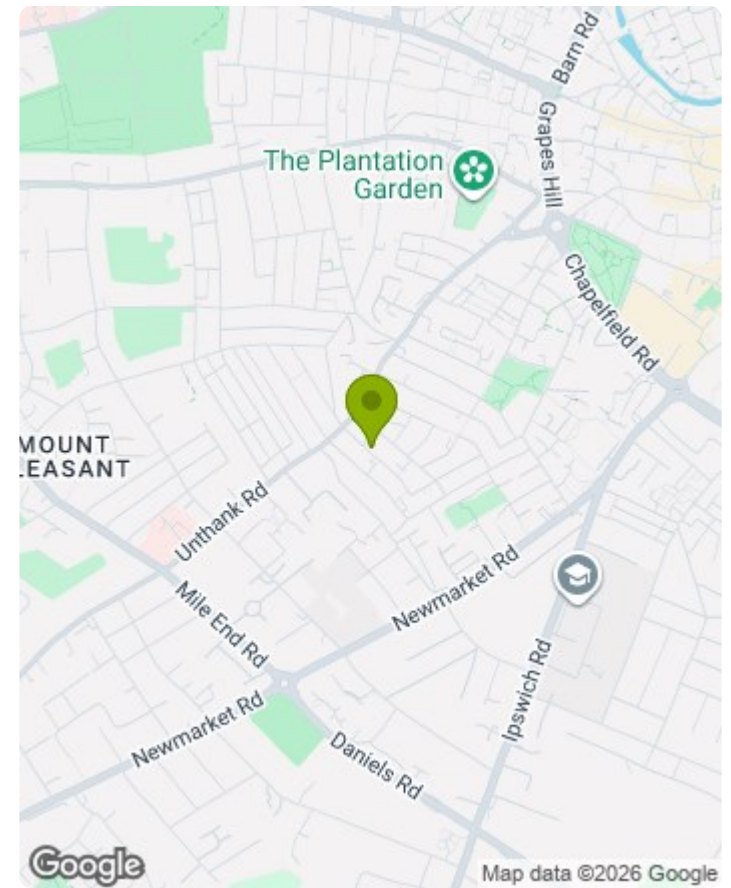




GROUND FLOOR

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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