



St. Olaves Road  
Norwich, NR3 4QB

**Guide Price £210,000 - £220,000**

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residential

## St. Olaves Road, Norwich, NR3 4QB

\*\*\* Guide Price £210,000 - £220,000 \*\*\* ClaxtonBird are pleased to present this recently redecorated mid-terrace house, situated in a popular North City location within walking distance of Norwich City Centre. The internal accomodation features two reception rooms, kitchen, lobby and bathroom to the ground floor, whilst to the first floor there are two bedrooms off landing, with one providing access to an additional bedroom. As you step outside, you will find a non-bisected garden, offering a delightful seating area to escape the hustle and bustle of city life. Additional benefits include gas central heating and upvc double glazing, ensuring comfort during the colder months. Offered for sale with no onward chain.

### Sitting Room 10'9" max x 10'11" (3.29 max x 3.33)

Upvc double glazed entrance door, upvc double glazed sash look window to front aspect, cornice, ceiling rose and radiator.

### Inner Lobby

Stairs to first floor.

### Dining Room 10'11" x 10'10" max (3.34 x 3.31 max)

Upvc double glazed sash look window to rear aspect, understairs storage cupboard and radiator.

### Kitchen 8'3" x 5'9" (2.52 x 1.77)

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink drainer with mixer tap, cooker point with extractor hood over, plumbing for washing machine, part tiled splashbacks, tiled floor, wall-mounted gas central heating boiler and upvc double glazed sash look window to side aspect. Open to:

### Lobby

Space for fridge-freezer, tiled floor, and upvc double glazed door leading out to the garden.

### Bathroom

Suite comprising panelled bath with electric shower over, low-level WC, pedestal wash hand basin, part-tiled walls, tiled floor, extractor fan, towel rail radiator and upvc double glazed window to side aspect.

### First Floor Landing

### Bedroom 10'11" max x 10'11" (3.33 max x 3.33)

Upvc double glazed sash look window to front aspect, overstairs storage cupboard and radiator.

### Bedroom 10'10" max x 11'4" (3.31 max x 3.47)

Upvc double glazed sash look window to rear aspect and radiator. Door to:

### Bedroom 8'3" x 5'9" (2.53 x 1.77)

Upvc double glazed sash look window to rear aspect and radiator.

### Front Garden

Laid to patio with pathway leading to the entrance door.

### Rear Garden

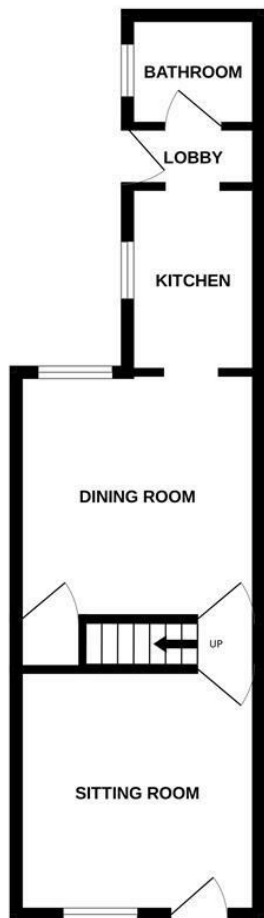
Enclosed, non-bisected garden laid to patio, offering an outdoor seating area and timber store.

### Agents Note

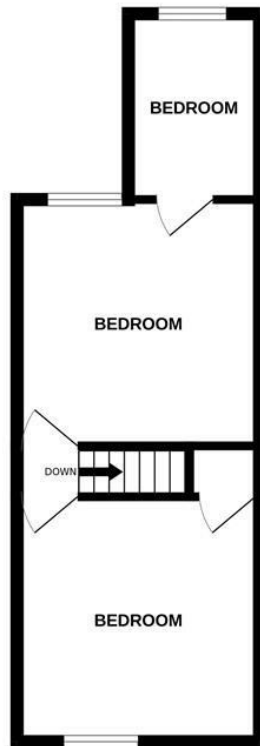
Council Tax Band A

The boiler was installed in 2023 (approximately).

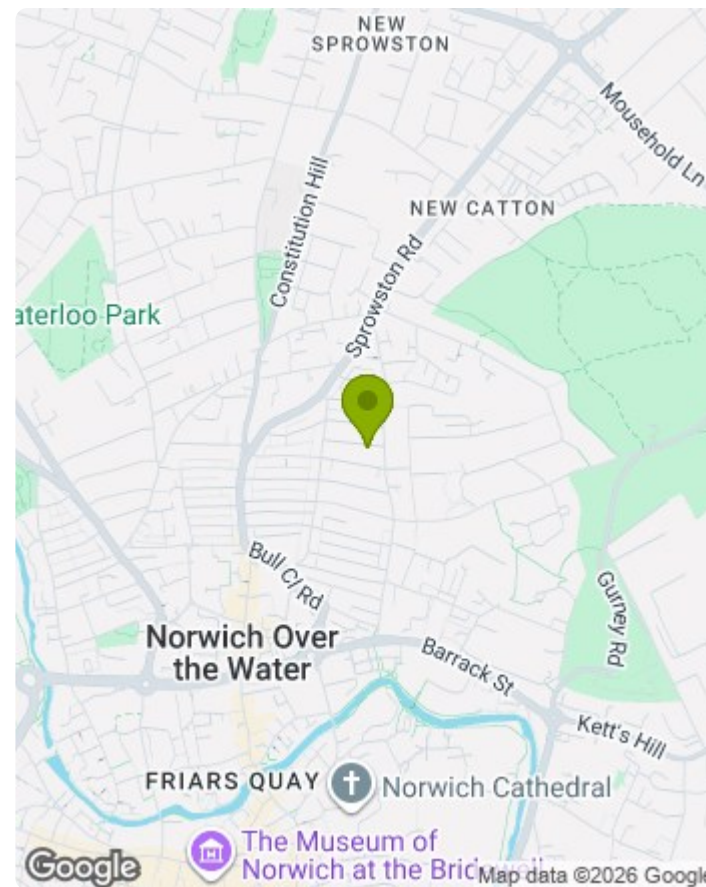




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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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- 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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