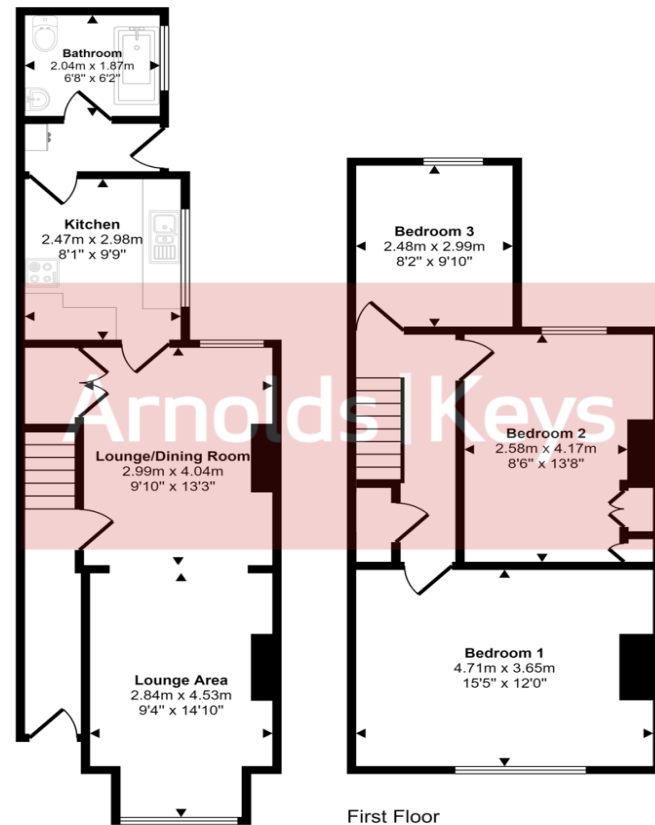




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



203 Cecil Road, Norwich, NR1 2PN

£295,000

A three bedroom hall entrance terraced home in a sought after location to the south of the City. The property offers characterful accommodation exposed floorboards and stripped pine doors and gas centrally heated with UPVC double glazed windows, Offered for sale with no onward chain, it also benefits from off road parking and a south/south-west facing rear garden.

- Mid Terraced House
- No Onward Chain
- Three Bedrooms off Landing
- Lounge & Dining Room
- Favoured Location

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01603 620551

County 01263 738444
City 01603 620551
Coastal 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements.

arnoldskys.com | 01603 620551



Property Description

LOCATION

Cecil Road is ideally located, only a short distance from Norwich City centre, in a popular residential area with independent and state schools and Norwich City College nearby. There is easy access from here to the A47 Norwich southern bypass and to Whitlingham Country Park.

ENTRANCE HALL

UPVC entrance door with double glazed patterned panel and a double glazed panel above. Exposed floorboards. Radiator. Stairs to first floor landing.

LOUNGE/DINING ROOM

Exposed floorboards. Two radiators. Period style open fireplace with patterned tile inlay and white painted timber surround. Cable television point. Telephone point. Coving. Bay with UPVC double glazed windows to front aspect. Glazed panel doors to a built-in cloaks/storage cupboard. UPVC double glazed window to rear aspect.



KITCHEN

Worktops with cupboards and drawers below and an inset stainless steel single drainer sink with mixer tap. Tiled splash backs. Matching wall cupboards. Gas cooker point. Utility space below worktop with plumbing for washing machine and dishwasher. Space for refrigerator. Tiled floor. Radiator. Wall mounted gas fired combination boiler. Coving. UPVC double glazed window to side aspect.

REAR HALLWAY

Tiled floor. Radiator. Fitted tall storage cupboard. UPVC door with double glazed panel to the rear yard area.

BATHROOM

White suite comprising panelled bath with tiled surround, mixer tap and shower attachment and a thermostatic mixer shower above. Pedestal wash basin with tiled splashback. WC. Tiled floor. Radiator. Extractor. UPVC double glazed window to side.

FIRST FLOOR

LANDING

Built-in wardrobe/storage cupboard.

BEDROOM 1

Exposed floorboards. Radiator. Coving. Two UPVC double glazed windows to front aspect.

BEDROOM 2

Radiator. Built-in double wardrobe and shelved storage cupboard. Coving. UPVC double glazed window to rear aspect.

BEDROOM 3

Radiator. UPVC double glazed window to rear aspect.

OUTSIDE

There is a drop curb and the area to the front of the property has been shingled for parking. Access to the rear garden is gained via a passageway on the right-hand side of the property which leads to a gate to a rear yard area and with an outside cold water tap. The rear garden is south/south-west facing, enclosed and laid to lawn. Timber and felt roof garden shed.

AGENTS NOTES

Freehold

Mains water, gas, electricity and drainage are connected
Council Tax Band 'C' - Norwich City Council