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Harford Street, Norwich - NR1 3AY

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HYBRID ESTATE AGENTS



## Harford Street

Norwich

PETS CONSIDERED. Close to the CITY CENTRE, this end-terrace home enjoys a TRADITIONAL INTERIOR with STRIPPED WOOD FLOORING to the main living spaces, and a BI-SECTED REAR GARDEN. Finished with uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING, the accommodation comprises TWO RECEPTION ROOMS with STORAGE and a FITTED KITCHEN with space for appliances. Upstairs, TWO DOUBLE BEDROOMS lead off the landing - both with storage, whilst the FAMILY BATHROOM also doubles as an EN SUITE, including a SHOWER over the bath.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Popular Location Close to City Centre
- End-Terrace Home
- Two Reception Rooms
- Kitchen with Space for Appliances
- Gas Fired Central Heating Boiler
- Two Double Bedrooms
- Family Bathroom with Shower
- Bi-sected Garden

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the main shopping district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

#### SETTING THE SCENE

Approached via a low level brick walled front boundary with wrought iron gates and railings, a hard standing footpath leads to the main entrance door, with a side access leading to the rear garden.

#### THE GRAND TOUR

Stepping inside, the sitting room is finished with a feature fireplace and stripped flooring, with recessed shelving and a uPVC window to front. The inner hallway offers stairs to the first floor landing and a door into the adjacent dining room, complete with stripped wood flooring, built-in storage shelving and a useful understairs storage cupboard. The kitchen sits to the rear of the property offering a range of wall and base level units, with an inset gas hob and electric oven, including space for general white goods, tiled splash-backs and flooring.



The wall mounted gas fired central heating boiler is tucked away to one side, whilst the door leads out to the rear garden.

Heading upstairs, two double bedrooms lead off the landing with the front facing bedroom including a built-in storage area with wood effect flooring, and the rear bedroom offering matching flooring and built-in over stairs storage. The family bathroom leads off the rear bedroom with a white three piece suite including aqua board splashbacks and tiled splashbacks, built-in storage and a shower over the bath.

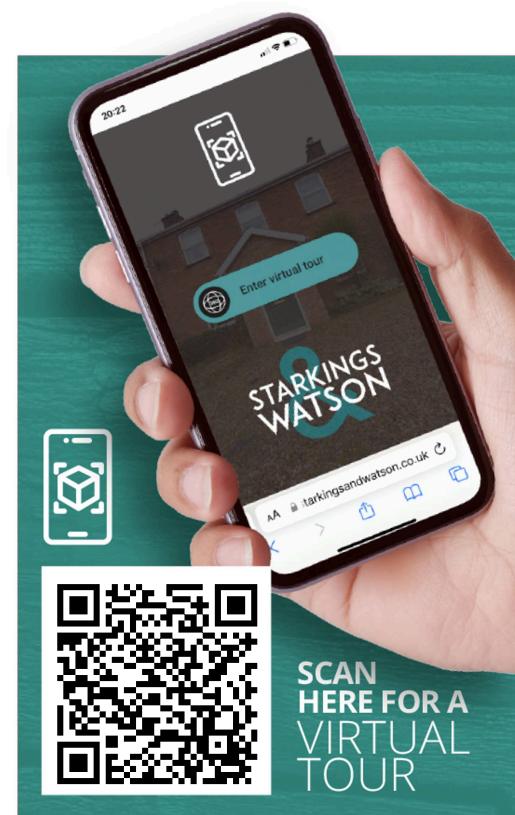
#### FIND US

Postcode : NR1 3AY

What3Words : ///will.tummy.potato

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







## THE GREAT OUTDOORS

The garden offers a bisected space which is laid to patio and shingle, with a range of mature planting and useful timber built storage shed. Access leads to the side of the property.





Approximate total area<sup>(1)</sup>

691.6 ft<sup>2</sup>  
64.25 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

