

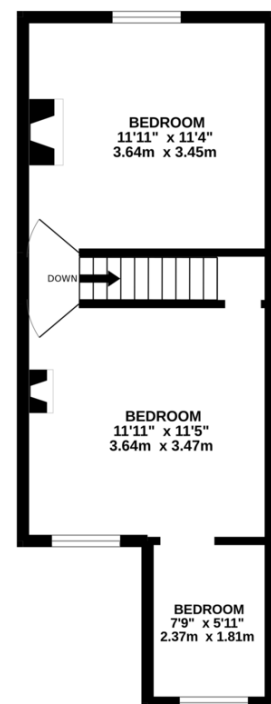
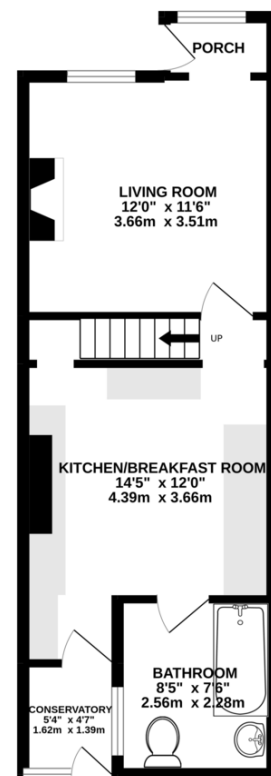


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other areas 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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36 Harford Street, Norwich, NR1 3AY

£195,000

Only a short walk from Norwich City Centre, this well-presented mid-terrace property enjoys exposed floorboards, period features and is offered with NO ONWARD CHAIN.

Ideally suited for FIRST TIME BUYERS or as an INVESTMENT opportunity, close to many local amenities and schools.

- Mid-Terrace House
- No Onward Chain
- Exposed Floorboards
- Period Features
- UPVC Double Glazing

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Agents Note: 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.



Property Description

PORCH

Giving access to the property off Harford Street, the double glazed UPVC porch has a tiled floor and room for storage and coats.

LIVING ROOM

With direct access from the porch, the living room retains many features such as exposed wooden floorboards and picture rails. There is a UPVC double glazed window to the front aspect, radiator and chimney breast.

KITCHEN/DINER

Fitted throughout with wall and base units, integrated oven, hob and extractor fan with space for a dining table. Partially laid to linoleum with exposed floorboards also. Giving access to the under stairs cupboard, bathroom and conservatory.

BATHROOM

A white three piece suite comprising WC, hand wash basin and bath with shower screen. Electric shower over bath, partly tiled walls, extractor fan, UPVC double glazed window to side aspect.



CONSERVATORY

Giving access to the rear garden, UPVC double glazed, tiled floor and utility points to connect a washing machine.

BEDROOM ONE

Overlooking the front aspect, with a UPVC double glazed window, this room is carpeted throughout with a radiator and feature fireplace.

BEDROOM TWO

Carpeted throughout with a feature fireplace, this bedroom overlooks the rear aspect and gives access to bedroom three, which would be well suited as a walk in wardrobe or study. UPVC window, radiator, storage cupboard over the stairs, hand wash basin in unit.

BEDROOM THREE/STUDY

Accessed from bedroom two, panelled walls, UPVC window to rear aspect and boiler.

AGENTS NOTE

Tenure: Freehold
Council Tax Band: B
EPC Rating: D

Any prospective buyers should be made aware that the vendor of this property has a connection to a member of staff at Arnolds Keys.