

# Arnolds | Keys



**89 Churchill Road, Norwich, NR3 4PZ**

**Guide Price £240,000**

- NR3 LOCATION
- NO ONWARD CHAIN
- FRONT AND REAR GARDEN
- GAS CENTRAL HEATING
- VICTORIAN MID TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- COUNCIL TAX BAND A



# 89 Churchill Road, Norwich NR3 4PZ

This charming two bedroom mid terrace house is located in the desirable NR3 area of Norwich. The ground floor includes a comfortable lounge, a dining room, a kitchen, and a W/C. Upstairs, the property offers two bedrooms accessible from the landing, with the primary bedroom featuring its own en suite. Outside, you'll find a front garden with a lawn and a rear garden with astro turf. The house is equipped with double glazing and central heating, making it perfect for first time buyers or those looking for a buy to let investment.



Council Tax Band: A



## Description

This well maintained two bedroom mid terrace house, is situated in the sought after NR3 area of Norwich. The ground floor features a lounge, dining room, kitchen, and a convenient W/C. Upstairs, you'll find two bedrooms off the landing, with the main bedroom boasting an en suite. The exterior offers a front garden, mostly laid to lawn, and a bisected rear garden with astro turf. The property benefits from double glazing, and central heating, making it an ideal choice for first-time buyers or as a buy to let investment.

## Lounge

Main front door entrance, wooden flooring, radiator, uPVC double glazed window to front aspect, brick fire hearth with Norfolk Pamment tiles, Carrob wood burner.

## Dining Room

Wooden flooring, radiator, panelled wooden door leading to kitchen, uPVC double glazed window to garden aspect, brick fire hearth with Norfolk Pamment tiles. Stairs leading to first floor landing.

## Kitchen

Tiled flooring, two radiators, a range or wall and base units with counter over, four ring gas hob, electric oven, boiler, stainless steel bowl sink with drainer, uPVC double glazed window to side aspect, space for fridge, space and plumbing for washing machine.

## WC

Tiled flooring, w/c, wooden door, towel heated radiator, uPVC double glazed window with obscured glass.

## Stairs to first floor landing

Carpeted, radiator

## Main bedroom

Carpeted, radiator, wooden door leading to en suite bathroom, uPVC double glazed window to garden aspect.

## En Suite

Laminate flooring, free standing shower cubicle with electric shower, panelled bath, pedestal hand wash basin, W/C, radiator, uPVC double glazed window with obscured glass.

## Bedroom Two

Carpeted, radiator, uPVC double glazed window to front aspect, wardrobe, loft access.

## External

Front garden is mostly laid to lawn, rear garden is fenced in, with Astro turf, side gate leading to side passage.

## Agents Notes

Freehold

Mains Drainage

Water, electricity and gas connected.

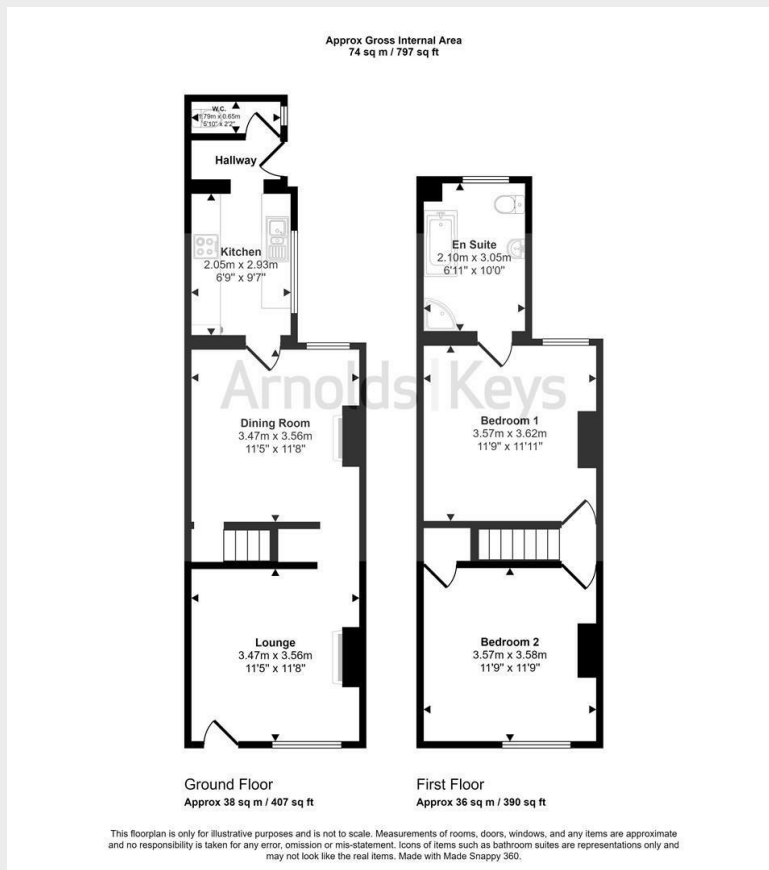


## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>79</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

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.

