

Arnolds | Keys



26 Havelock Road, Norwich, NR2 3HG

£425,000

- Characterful Victorian Terraced Home
- Main Bedroom with Ensuite
- Enclosed Rear Garden
- Three Bedrooms
- Three Reception Rooms
- Highly Sought After Location

26 Havelock Road, NR2 3HG

Located in an enviable position within Norwich's highly desired Golden Triangle area, this charming Victorian terraced home offers a hall entrance, versatile and spacious accommodation.



Council Tax Band: B



DESCRIPTION

This three bedroom, extended Victorian terraced home offers characterful, versatile and deceptively spacious accommodation. Upon entering the property through the hall entrance, you will find three reception rooms, the first including an open fireplace with large sash windows, making this a bright yet cosy space. The kitchen has been extended to provide a further reception room/ dining room with patio doors featuring stained glass panes leading out into the enclosed rear garden. A bathroom completes the ground floor accommodation. To the first floor the landing leads to three double bedrooms, with the principle bedroom enjoying an ensuite shower room.

INTERNAL ACCOMMODATION

ENTRANCE HALL

Timber framed door to front entrance with stained glass window panels, carpet flooring.

SNUG ROOM

Double glazed sash window to front, radiator, carpet, open fire place with slate tile hearth and timber mantel over.

LIVING ROOM

Built in storage cupboard, carpet flooring, partially open plan to the kitchen.

KITCHEN

Fitted with a range of wall and base units with worktop over, stainless steel double sink with drainer, integrated electric oven with electric hob over and extractor fan over. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Tiled flooring. Open to;

DINING ROOM

A glass roof extension to the kitchen with built in storage cupboard. Timber framed patio doors to rear garden with stained glass insets. Tiled flooring continued.

BATHROOM

Double glazed window to rear with obscured glass. Fitted with a three piece suite comprising bath with shower head attachment, W/C, wash hand basin and extractor fan. Wood panelling on walls.

FIRST FLOOR LANDING

Carpet flooring.

BEDROOM ONE

Double glazed sash window to front aspect, wooden flooring, built in double wardrobe and feature fireplace, radiator.

ENSUITE

Double glazed sash window to front with obscured glass, single shower cubicle with mains connected shower head attachment and rainfall shower head. Heated towel rail. W/C and wash hand basin. Tiled flooring.

BEDROOM TWO

Double glazed window to rear aspect. Radiator. Built in double wardrobe. Wooden flooring.

BEDROOM THREE

Double glazed window to rear. Carpet flooring and radiator.

EXTERNAL

To the front, the property is approached through the courtyard style front garden which is laid to patio and shingle with a wall to the front. The rear garden is walled and laid to lawn with a shingle border and shed.

AGENTS NOTES

This property is Freehold.

Mains drainage, electric and water connected.

Gas fired central heating.

There is no allocated parking for this property, on road parking requires a permit.

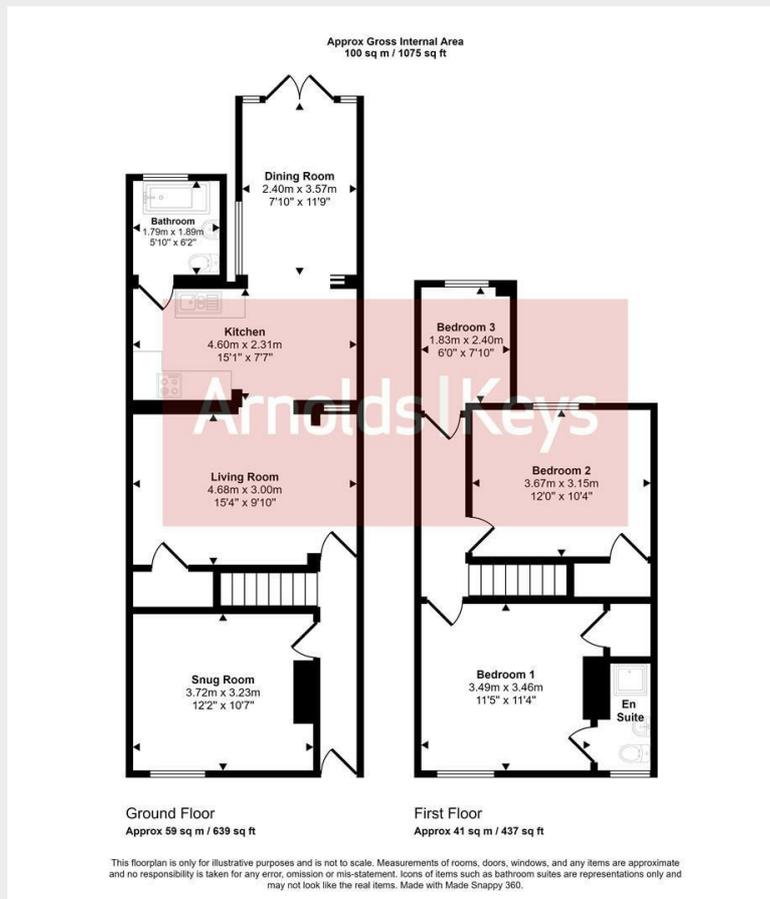


Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 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.