



55 COLLEGE ROAD, NORWICH

GUIDE £425,000 - £450,000



55 COLLEGE ROAD, NORWICH NORFOLK NR2 3JP

A beautiful three bedroom hall entrance end terrace house with an attractive rear garden located in the 'Golden Triangle' area of Norwich.

DESCRIPTION

The property has many original features and offers accommodation including an entrance hall, cloakroom, a utility cupboard with plumbing for a washing machine and space for a tumble dryer, sitting room with an open fireplace and a bay window to the front and dining room with door to the rear garden. The kitchen/breakfast room is a lovely feature of the property with double glazed doors leading out to a paved patio and the rear garden. On the first floor off the landing are three bedrooms and a good sized bathroom with a separate shower cubicle. There is also a gas fired central heating system.

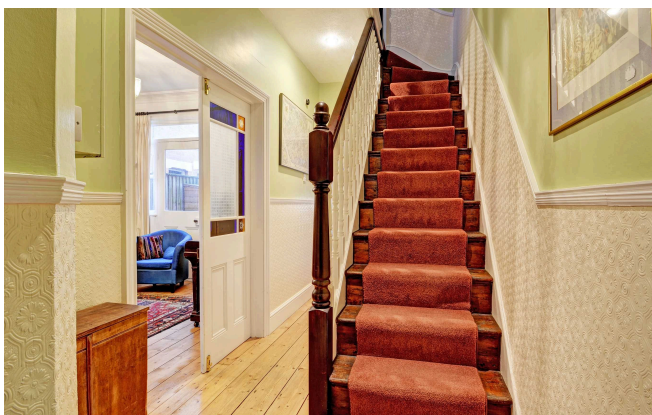
The rear garden is laid partly to lawn with a paved patio and there is a private access pathway at the side of the property to the rear garden and a gate to the rear boundary to a lane providing rear access. The lane is particularly useful and some of the neighbouring property owners have built garages and created off road parking in their rear gardens.

LOCATION

College Road is a highly sought after tree-lined road, centrally located in the 'Golden Triangle', one of the most prestigious and fashionable areas of the city. Moments from Unthank Road, there are a number of local shops in the area only a short distance from the property, providing a good range of facilities and a 'village' atmosphere. There are also well regarded state and private schools on this side of the city.

DIRECTIONS

Leave the centre of Norwich via Unthank Road continuing past the shops and passing Dover Street, Portland Street and Lincoln Street on the right and College Road is the next turning on the right hand side. Proceed along College Road, passing Giron Road on the left and the property will be found on the right hand side.



ACCOMMODATION

On the Ground Floor:-

ENTRANCE HALL Entrance door with stained glass leaded panels and stained glass leaded fanlight above. Tessellated tiled floor. Radiator. Decorative cornicing and ceiling arch. Exposed floorboards in the rear hallway area. Built-in under stairs storage cupboard. Staircase with turned wood balustrade to first floor landing. Built-in storage cupboard.

CLOAKROOM White WC with concealed cistern. Corner hand wash basin. Part tiled walls. Exposed floorboards. Inset ceiling spotlight. Window to side aspect.

UTILITY CUPBOARD Plumbing for washing machine. Shelf for tumble dryer. Inset ceiling spotlight.

DINING ROOM Exposed floorboards. Radiator. Chimney breast with wood fire surround and a tiled hearth. Picture rail. Decorative cornicing. Windows either side and above a part glazed door to the rear garden. Wide opening to sitting room.

SITTING ROOM Exposed floorboards. Radiator. Open working fireplace with a wood fire surround and a tiled hearth. Picture rail. Decorative cornicing. Bay with sash windows to front aspect.

KITCHEN/BREAKFAST ROOM Solid wood worktops with matching upstands and cupboards and drawers below. Double Butler sink with cupboard below. Matching wall cupboards with concealed lighting below. 900mm space for a dual fuel range cooker with a stainless steel extractor above. Space for fridge freezer. Engineered oak flooring. Radiator. Cupboard concealing a wall mounted gas fired combination boiler. Inset ceiling spotlights. Three sash windows to side aspect. Double glazed window and doors to the rear garden.



On the First Floor:-

LANDING Exposed floorboards. Pine four panel doors to all three bedrooms and bathroom off the landing. Loft access hatch.

BEDROOM 1 Exposed floorboards. Radiator. Decorative corning. Two sash windows to front aspect.

BEDROOM 2 Exposed floorboards. Radiator. Sash window to rear aspect.

BEDROOM 3 Exposed floorboards. Radiator. Sash window to side aspect.

BATHROOM White suite comprising panelled bath with tiled surround and mixer tap with shower attachment, pedestal wash basin with tiled splashback, WC. Large tiled corner shower cubicle with a mixer shower. Tiled floor. Radiator/towel rail. Extractor fan. Sash window to rear aspect.

OUTSIDE

Small lawned front garden with a pathway to the front entrance door. A gate to the side of the property leads to a narrow pathway to the rear garden. The rear garden is enclosed and laid partly to lawn with flower and shrub beds and a paved patio area to the immediate rear of the property. There is a gate to the rear boundary for pedestrian access to a lane. Outside cold water tap to the side of the property.

VIEWING

Viewing Strictly by Prior Appointment through the Selling Agents' Norwich Office. Tel: 01603 629871

These Particulars were prepared in November 2018. Ref: NRS6452

AGENT'S NOTES:

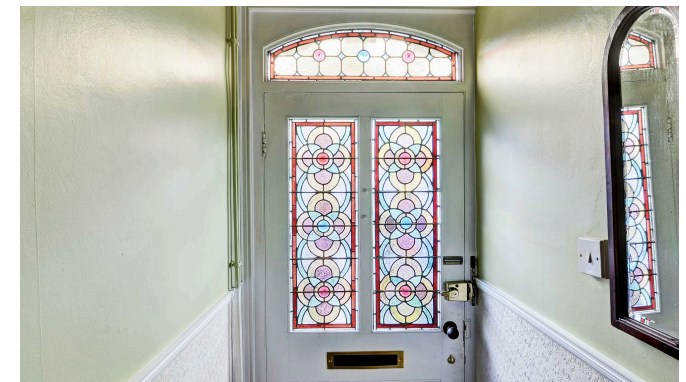
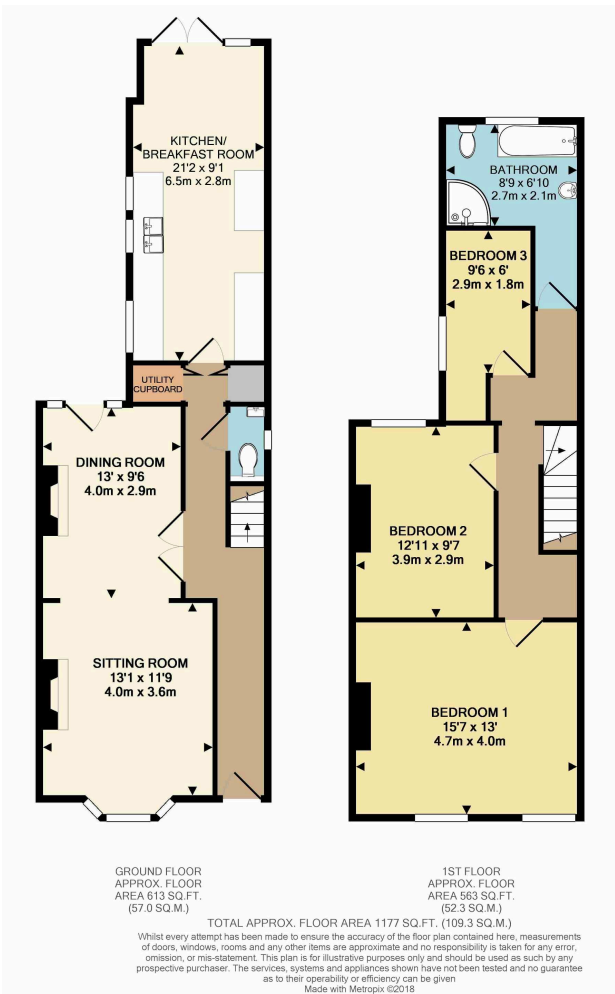
- (1) The range cooker and the refrigerator are available for sale by separate negotiation.
- (2) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.







Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	44
(21-38)	F	
(1-20)	G	53
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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