

Heritage Homes

SALES | LETTINGS

Features

- Gas Central Heating
- Chain Free
- Two Bedrooms
- Semi Detached
- Need Of Modernization

Tenure

Freehold



£175,000

11 Tolwin Walk, Norwich, Norfolk, NR3 4TP

**** NO ONWARD CHAIN ****

TWO bedroemed semi detached house with accommodation including porch, hall, lounge and kitchen/dining room. There are two double bedrooms and bathroom off landing. There is a front garden and an rear garden with parking facilities to the rear.

The property benefits from uPVC double glazing and gas central heating but is in need of updating. Situated just to the north of Norwich within close access to local shops, schools, amenities and Norwich City Centre. There is NO ONWARD



2



1



1



Property Description

Living Room

uPVC double glazed windows to front and side aspect, wall mounted radiator, power points, carpet flooring and coved ceiling.

Kitchen

uPVC double glazed window to rear and side aspects, range of wall and base units, spaces for washing machine, free-standing fridge/freezer and cooker, wall radiator, power points, tiled splashbacks, door to pantry, door to airing cupboard and uPVC door leading to the garden

landing

Doors to bedrooms one, two and bathroom, loft hatch and wall mounted radiator.

Bedroom 1

Two uPVC double glazed windows to the front aspect, wall mounted radiator, power points, door to storage cupboard.

Bedroom 2

uPVC double glazed window to the rear aspect, door to storage cupboard, power points.





Bathroom

Three piece suite comprising low level wc, pedestal hand wash basin and panelled bath with tiling and shower over, uPCV frosted double glazed window to the rear aspect and partially tiled walls.

Outside

The front is raised with shrubs and plants with stairs to the front door and access to the rear.

The rear is partially lawned with timber garden shed, shrubs, plants , parking to the rear via a hand built carport.

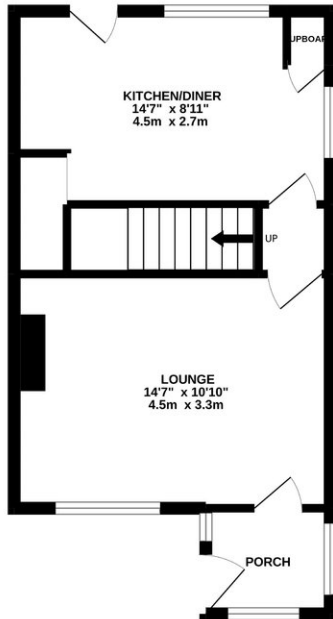
Other Information

Council Tax band B

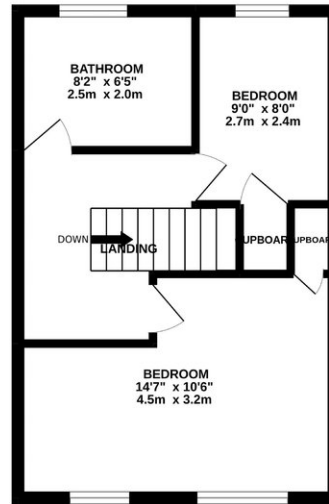
Norwich City Council on 0344 980 3333.

Floorplan

GROUND FLOOR



1ST FLOOR



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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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