

# Heritage Homes

SALES | LETTINGS

## Features

- Three Bedroom House
- Terraced
- Garage
- Garden
- Gas Central Heating

## Tenure

Freehold



**£200,000**

**47 Anthony Drive, Norwich, Norfolk, NR3 4EW**

Situated in a cul-de-sac location to the north of Norwich is this three bedroom, mid terrace house with accommodation comprising entrance hall, lounge/dining room, kitchen, three bedrooms and a bathroom off-landing. Outside there are low maintenance front and rear gardens and a single garage providing off-road parking. The property benefits from uPVC double glazing and gas fired central heating. The property would make an excellent family home, viewing is highly recommended and offered with no onward chain.



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## Property Description

### Entrance Hall

With doors to kitchen, lounge/dining room and cupboard housing boiler. wall mounted radiator and stairs to first floor.  
EDITVIEW

### Lounge/Diner

uPVC double glazed windows to front and rear aspects, two wall mounted radiators, t.v. point, electric fireplace, carpet flooring, coved ceiling and storage cupboard.

### Kitchen

Fitted wall and base units with work tops over, stainless steel sink and drainer, space for cooker, space for washing machine, space for fridge and freezer, uPVC double glazed window and door to the rear aspect.

### Bedroom 1

uPVC double glazed window to the rear and front aspects, wall mounted radiator and carpet flooring.

### Bedroom 2

uPVC double glazed window to the front aspect, wall mounted radiator and carpet flooring





### **Bedroom 3**

uPVC double glazed window to the rear aspect, carpet flooring and wall mounted radiator.

### **Bathroom**

Paneled bath, low level w.c., pedestal hand wash basin, radiator, frosted double glazed window to the side aspect, carpet flooring and partially tiled walls.

### **Garden**

The front garden is mainly laid to lawn with various shrubs and bushes and a path leading to the front door. The rear garden is enclosed with low level picket fencing which is mainly laid to lawn with gated access to the rear.

### **Garage**

Personnel door into garage with up and over door, power and lighting.

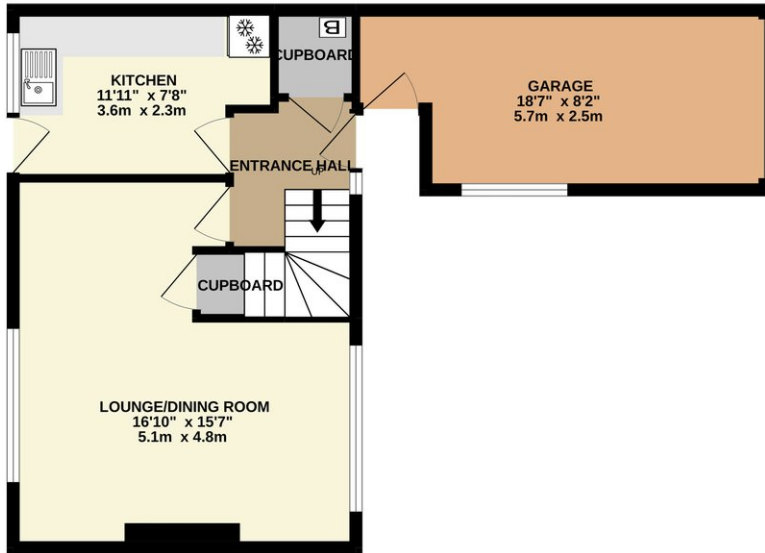
### **Other Information**

Norwich City Council ( Band B)

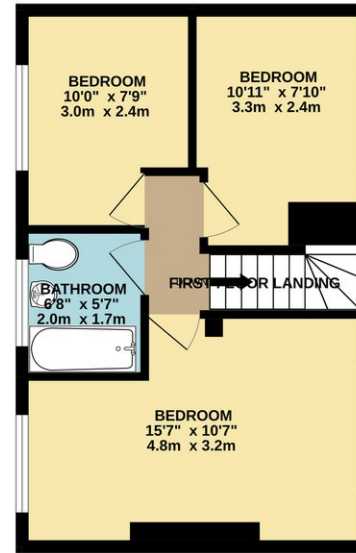
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# Floorplan

GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

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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# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		