



14 Rutland Street, Norwich

£280,000 Freehold



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Websters Estate Agents are delighted to offer this well presented and spacious bay fronted Victorian terrace set in a secluded location within the heart of Norwich's coveted Golden Triangle. The property comes with a well presented rear garden and has several period features throughout. In brief, the property comprises; sitting room, dining room, kitchen, cloakroom, two double bedrooms and a family bathroom.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Grey Brick Bay Fronted Terrace
- Two Double Bedrooms
- Two Generous Reception Rooms
- Highly Sought After Location
- Ground Floor Cloakroom
- Leafy And Well Presented Rear Garden
- Fitted Kitchen
- Generous Bathroom



Sitting Room

14' 0" x 11' 6" (4.27m x 3.51m)

Solid wood front door with fanlight over, wooden double glazed sash style bay window to front aspect, cast iron fireplace with wood surround and tiled hearth, coving, picture rails, ceiling rose, radiator and floor laid to carpet.

Dining Room

11' 6" x 11' 5" (3.51m x 3.48m)

Wooden double glazed sash style window to rear aspect, radiator, fireplace with tiled insert and wood surround, understairs cupboard, coving, stripped wooden flooring, part glazed door to kitchen.

Kitchen

11' 4" x 6' 2" (3.45m x 1.88m)

Comprising a range of wall and base units with wooden work surfaces over, integrated electric oven with gas hob and extractor fan over, wooden double glazed sash style window to side aspect, inset one and a half bowl ceramic sink unit, tiled splash back, space and plumbing for washing machine, space for under the counter fridge, Norfolk Pamment tiled flooring, coving, stable door to rear garden and door to:

Cloakroom

UPVC Double glazed window to rear aspect, Norfolk Pamment tiled flooring and low level WC.

Bedroom One

11' 7" x 11' 3" (3.52m x 3.43m)

Double bedroom with wooden double glazed sash style window rear aspect, radiator, stripped wooden flooring and picture rails.

Bedroom Two

11' 5" x 11' 7" (3.48m x 3.53m)

Double bedroom with wooden double glazed sash style window to front aspect, picture rail, radiator, stripped wooden flooring, built in storage, loft access via hatch with pull down ladder.

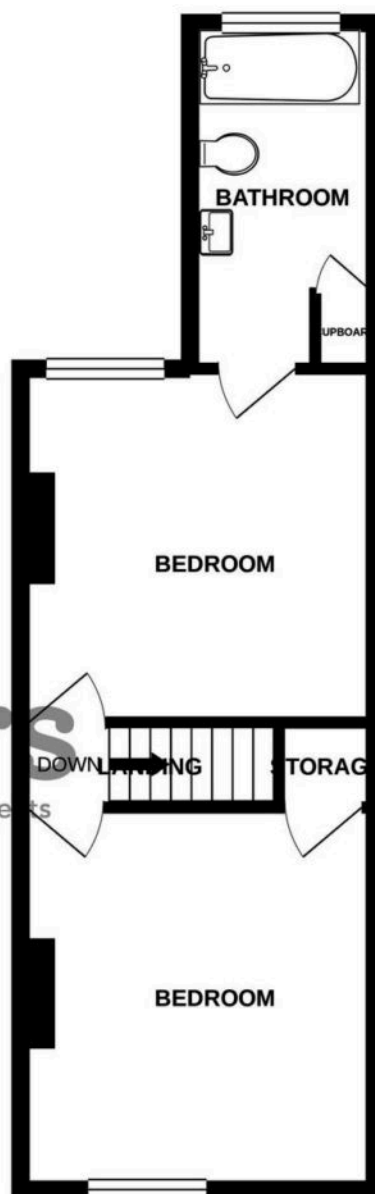
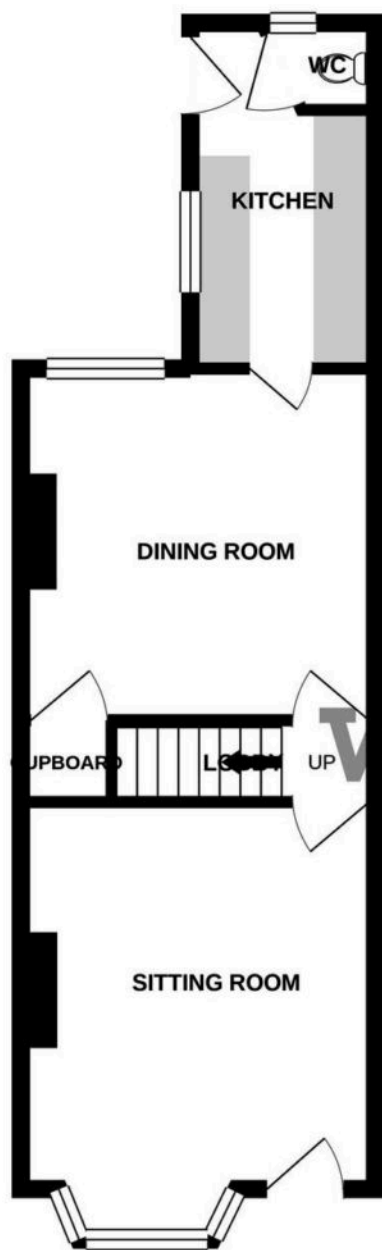
Bathroom

11' 3" x 6' 5" (3.43m x 1.96m)

Frosted double glazed wooden window to rear aspect, painted wooden floorboards, built in panel bath with shower over and tiled walls, wood cladding, cupboard housing gas combo boiler, pedestal hand wash basin with tiled splash back, low level WC wall mounted heated towel rail.

GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.

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



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TOTAL FLOOR AREA : 744 sq.ft. (69.1 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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