

ARLINGTON
PARK



76 Hotblack Road

, Norwich, NR2 4HN

£220,000



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Arlington Park are delighted to present this light and spacious Victorian terraced home, ideally located just a short walk from Norwich city centre. Offered with no onward chain and benefiting from a private rear garden, this charming property provides well-proportioned accommodation.

- Light and spacious Victorian terrace
- No onward chain
- Two well-proportioned reception rooms
- Generous kitchen with range cooker
- Two bathrooms including roll-top bath
- Two bedrooms plus versatile loft room
- Private rear garden with patio and sheds
- Short walk to Norwich city centre



Arlington Park are delighted to present this light and spacious Victorian terraced home, ideally located just a short walk from Norwich city centre. Offered with no onward chain and benefiting from a private rear garden, this charming property provides well-proportioned accommodation. In brief, the layout comprises: sitting room, dining room, kitchen, two bathrooms, two bedrooms, and a loft room.

SITTING ROOM

11' 3" x 11' 6" (3.45m x 3.51m)

A bright and inviting space featuring a part obscure uPVC double glazed front door, uPVC double glazed window to the front aspect, stripped and painted wooden flooring, a characterful iron fireplace with tiled hearth and wooden surround, original cornicing, radiator, and ceiling rose.

DINING ROOM

11' 6" x 11' 5" (3.53m x 3.50m)

A generous second reception room with part glazed door opening to the rear garden, matching stripped and painted flooring, a radiator, under-stairs storage cupboard, coving, and an elegant feature fireplace with tiled hearth and iron inset.

KITCHEN

11' 10" x 6' 9" (3.62m x 2.07m)

Fitted with a range of wall and base units with laminate worktops, inset one and a half bowl stainless steel sink with mixer tap and drainer, freestanding gas range cooker with extractor hood, tiled splash backs, wall-mounted gas boiler, plumbing for washing machine, space for fridge-freezer, coving, and a casement window to the side aspect.

GROUND FLOOR BATHROOM

6' 11" x 5' 5" (2.11m x 1.67m)

Stylishly fitted with a corner shower enclosure with dual shower heads, vanity unit with inset hand basin, low level WC, tiled flooring, radiator, obscure uPVC double glazed window to side aspect, coving and extractor fan.

FIRST FLOOR LANDING

Providing access to two bedrooms and the main bathroom, with carpeted flooring and stairs rising to the loft room.

BEDROOM ONE

11' 3" x 11' 6" (3.45m x 3.51m)

Spacious double room with uPVC double glazed window to the front, built-in storage cupboard, radiator, cornicing and fitted carpet.

BEDROOM TWO

7' 10" x 8' 11" (2.39m max x 2.72m max)

Rear aspect room with uPVC double glazed window, radiator, coving and carpeted flooring.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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		