

House - Terraced

# POND ROAD HORSFORD NORWICH NR10 3SW

Price Guide

# £230,000

## FEATURES

- Terraced House
- Sitting Room
- Bathroom
- 2 Parking Spaces
- Popular Village
- Two Bedrooms
- Kitchen/Diner
- Generous Garden
- No Chain
- Well Presented



FREEHOLD



## 2 Bedroom House - Terraced located in Horsford

Welcome to the sought-after area of Horsford, Norwich, this charming terraced house on Pond Road offers a delightful blend of comfort and convenience. The property features a spacious sitting room, perfect for relaxation and entertaining, alongside a well-proportioned kitchen that caters to all your culinary needs.

On the first floor, you will find two inviting bedrooms, providing ample space for rest and personalisation, as well as a well-appointed bathroom. The layout is designed to maximise both space and functionality, making it an ideal home for individuals or small families.

One of the standout features of this property is the generous rear garden, which is unoverlooked and designed for easy maintenance. This outdoor space is perfect for enjoying sunny days or hosting gatherings with friends and family. Additionally, a rear gate provides convenient access to the allocated parking area, which accommodates two vehicles, ensuring that parking is never a concern.

This home is tucked away in a popular part of Horsford, offering a peaceful retreat while still being close to local amenities and transport links. With its appealing features and prime location, this property presents an excellent opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this lovely house your new home.

### Sitting Room

15'6 x 11'10

Sealed unit double glazed window to the front, radiator, stairs to the first floor and door to the kitchen.

### Kitchen

11'10 x 8'11

Sealed unit double glazed window to the rear, and door to the rear garden, range of base and wall mounted units, sink with space for appliances. Radiator.

### Landing

Doors to the bedrooms and the bathroom.

### Principal Bedroom

11'10 x 8'11

Sealed unit double glazed window to the rear and radiator.

### Bedroom Two

11'10 x 7'6

Sealed unit double glazed window to the front, radiator.

### Bathroom

Panel bath, wc and wash hand basin.

### Outside

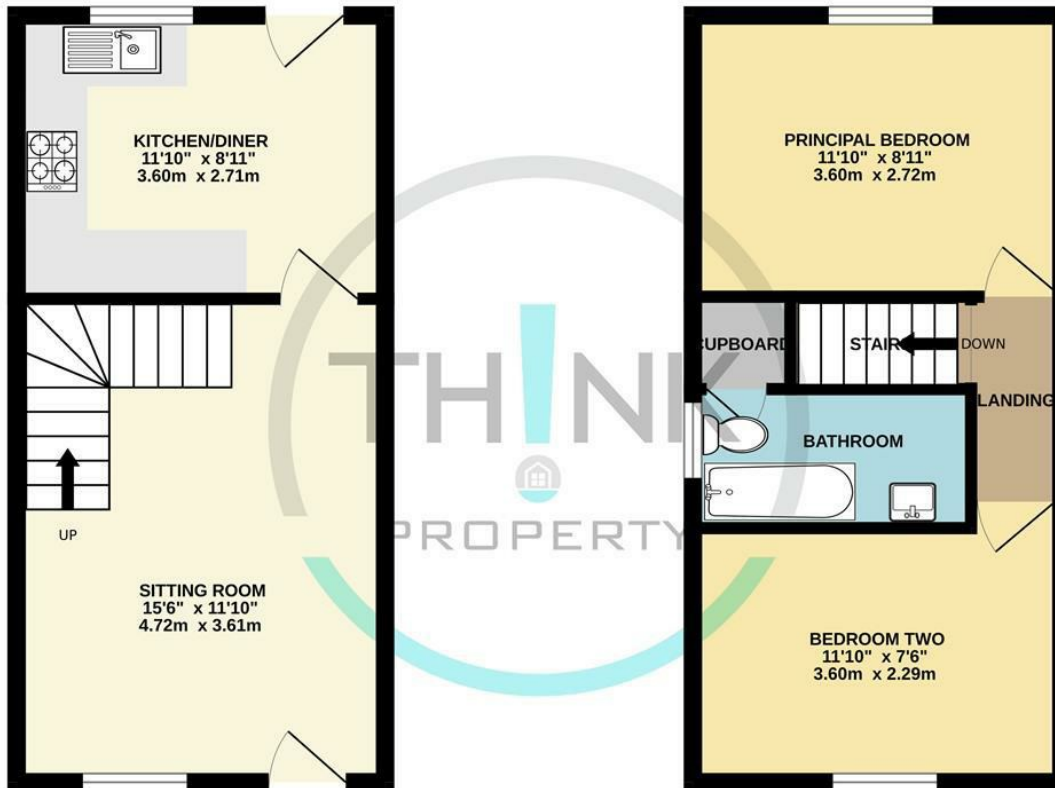
To the front of the property there is a garden area with path to entrance. Two allocated parking spaces to the left hand side of the shared parking area. Pathway giving access round the back to the rear garden. Enclosed mainly laid to lawn with hedging to the side and shed to remain.



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GROUND FLOOR

1ST FLOOR



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Council Tax Band  
**B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			93
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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