

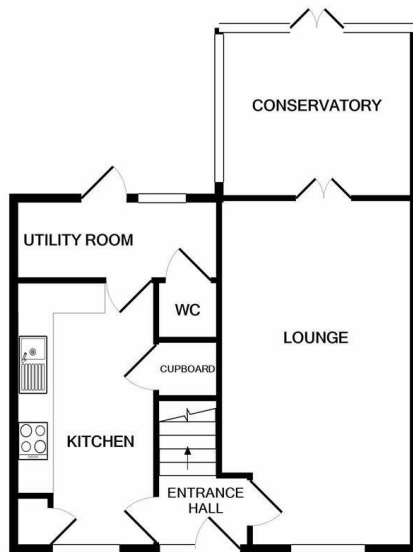


**21 Antingham Road | | Norwich | NR7 9TA**

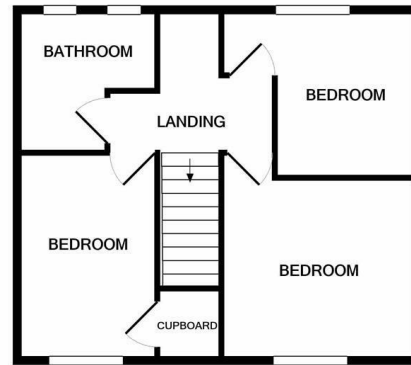
## Guide Price £220,000

**\*\*GUIDE PRICE £220,000 - £230,000. EXTENDED MID TERRACE WITH NEWLY FITTED, MODERN BATHROOM\*\*** Gilson Bailey are delighted to offer this well presented, three bedroom, extended mid terrace house located to the north-east of Norwich with accommodation comprising entrance hall, lounge/diner, kitchen, conservatory, utility room and WC to the ground floor. On the first floor there are three bedrooms and a newly fitted bathroom off-landing. Outside to the front there is a paved driveway for off-road parking and a well maintained, lawned garden to the rear ideal for entertaining. The house benefits from double glazing, gas fired central heating, is in good decorative order throughout and would make a great first time purchase or buy-to-let investment. Early internal viewing is highly recommended.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Location

Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

## Accommodation Comprises:

Front door to:

### Lounge/Diner 19'3" x 10'11"

Double glazed window to front uPVC patio doors to rear, radiator.

### Kitchen 14'3" x 8'2"

Fitted wall and base units with work tops over, sink and drainer, four ring gas hob with extractor over, fitted double oven, integrated dishwasher and fridge/freezer, double glazed window to front, radiator.

### Utility Room 11'4" x 4'7"

Space for washing machine and tumble dryer, uPVC door to rear, double glazed window to rear.

## WC

Low level WC, hand wash basin.

### Conservatory 11'5" x 8'8"

Double glazed uPVC and brick construction with electric heater.

## First Floor Landing

With doors to all bedrooms and bathroom.

### Bedroom One 12'5" x 12'1"

Double glazed window to front, radiator, storage cupboard.

### Bedroom Two 13'6" x 9'11"

Double glazed window to front, radiator, storage cupboard.

### Bedroom Three 11'6" x 8'2"

Double glazed window to rear, radiator.

### Bathroom 9'4" x 5'4"

Tiled bath with rainfall shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window to rear.

## Outside - Front

Paved driveway for off-road parking.


## Outside - Rear

Well maintained garden with patio seating area, lawned area, timber shed, enclosed by timber fencing with side gate access to passage.





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(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	

#### Local Authority

Norwich City Council

#### Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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