



44 Leonards Street | | Norwich | NR3 3BW

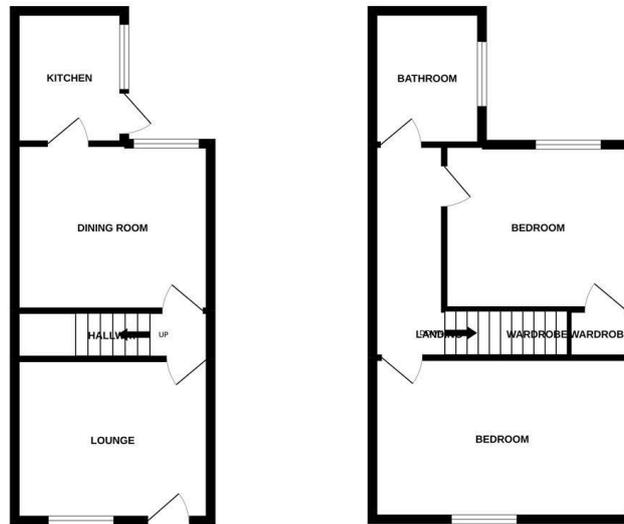
**Offers In Excess Of £210,000**

**\*\*OVER PASSAGE NR3 TERRACE\*\*** Gilson Bailey are delighted to offer this well presented, two bedroom, mid terrace house located in the sought after NR3 area of Norwich within walking distance to the City Centre. Accommodation comprises lounge, dining room and modern fitted kitchen to the ground floor. On the first floor there are two bedrooms off-landing and a separate bathroom. Outside there is an enclosed, low maintenance rear garden. The house benefits from gas heating (installed February 2020), double glazing and is offered with no onward chain. The property would make an excellent first time purchase so be quick to book a viewing.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their condition or efficacy can be given. Made with Metropix i2022.

## Accommodation Comprises

Front door to:

### Lounge 11'9" x 9'11"

Double glazed window to front, cast iron fireplace, radiator.

### Dining Room 11'11" x 10'2"

Double glazed window to rear, under stair cupboard, radiator, door to:

### Kitchen 7'2" x 6'8"

Double glazed window to side, door to side aspect, newly fitted wall and base units with work tops over, built-in cooker with four ring hob and extractor over, wall mounted gas boiler (installed February 2020), space for fridge/freezer and washing machine, single sink and drainer, tiled splash backs.

### First Floor Landing

With doors to both bedrooms and bathroom.

### Bedroom One 15'1" x 10'1"

Double glazed window to front, radiator, built-in wardrobe.

### Bedroom Two 11'1" x 10'1"

Double glazed window to rear, radiator, built-in wardrobe with loft access.

### Bathroom

Frosted double glazed window to side, low level w.c., wash basin, bath with shower attachment over, tiled splashbacks.

### Outside

Shingled garden with patio, enclosed by newly painted timber fencing, gated access to the side.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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, Tax Band A

### 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.