



48 Denmark Road | | Norwich | NR3 4JS

Offers In Excess Of £300,000

****BAY FRONTED HALL ENTRANCE TERRACE WITH A LOFT CONVERSION****
Gilson Bailey are delighted to offer this renovated, bay fronted, three bedroom, hall entrance mid terrace located in the highly sought after NR3 area of Norwich. Accommodation comprises entrance hall, bay fronted lounge, dining room, kitchen and shower room to the ground floor. On the first floor there are two bedrooms off landing with bedroom one having an en-suite bathroom and to the second floor there is another converted bedroom. Outside there is a low maintenance front garden and a bisected rear garden. The house benefits from double glazing, gas heating and has been renovated to high standard throughout. Be quick to book a viewing to appreciate the quality and location on offer.





While 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 checked 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.
Made with Metropix 12022

Location

Denmark Road is situated close by to many amenities including schooling, popular shops, pubs, restaurants, coffee shops, supermarkets and local parks. You are within walking distance of the city centre and Mousehold Heath with ease of access to the Norwich ring road.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge, dining room and stairs to first floor.

Lounge 14'10" x 11'1"

Double glazed window, radiator, cast iron fireplace.

Dining Room 14'9" x 12'0"

PVC door, radiator, storage cupboard.

Kitchen 8'10" x 7'10"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for fridge/freezer and dishwasher, double glazed window.

Shower Room 7'9" x 5'10"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 14'11" x 11'11"

Double glazed window, radiator.

Bathroom 8'11" x 7'10"

Shower cubicle, roll top bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 13'7" x 12'1"

Double glazed window, radiator, built in wardrobe, storage cupboard.

Second Floor Landing

Open access to:

Bedroom Three 19'7" x 14'2"

Velux windows, eaves storage.

Outside Front

Low maintenance garden with steps up to front door.

Outside Rear

Bisected lawned rear garden.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band B

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.