



**27 Cedar Road | | Norwich | NR1 1HL**

## Guide Price £230,000

Guide Price £230,000- £240,000. Offered with NO ONWARD CHAIN is this THREE bedroomed porch entrance end terrace with accommodation comprising entrance porch, lounge, dining room, kitchen, bathroom and utility room to the ground floor. On the first floor there are three double bedrooms off landing, cloakroom and a converted attic room to the second floor. The property is immaculately presented and benefits from uPVC double glazing and gas central heating. Outside there is an enclosed courtyard garden to the rear. Permit parking is available. An internal viewing is highly recommended.



### Location

Located to the east of the Cathedral city centre of Norwich on the outskirts of Thorpe Hamlet within easy reach of a great selection of amenities to included local shops and pubs, Norwich railway station and Riverside leisure complex where you will find a good selection of bars, restaurants, multiplex cinema, gym and bowling alley.

### Accommodation Comprises:

Front door to:

#### Entrance Porch

With door leading to lounge and double glazed window to side.

#### Lounge

7.47m x 3.64m (24' 6" x 11' 11") Double glazed window to fronts, radiators, wooden flooring, open fireplace, t.v. point, stairs to first floor.

#### Dining Room

4.35m x 2.75m (14' 3" x 9') Radiators, wooden flooring.

#### Kitchen

4.28m x 1.77m (14' 1" x 5' 10") Fitted wall and base units with work tops over, tiled splash backs, tiled flooring, Belfast sink, integrated dishwasher, fridge and freezer, range cooker with extractor over, double glazed window to rear.

#### Bathroom

Free standing bath, hand wash basin, low level w.c., tiled walls, tiled flooring, frosted double glazed window to side.

#### Utility Room

1.84m x 0.84m (6' x 2' 9") Space for washing machine, space for tumble dryer, double glazed window to side.

#### First Floor Landing

With doors to all three bedrooms and cloakroom. Stairs to attic room.

### Bedroom One

3.63m x 3.15m (11' 11" x 10' 4") Double glazed window to front, radiator, wooden flooring.

### Bedroom Two

4.24m x 2.53m (13' 11" x 8' 4") Double glazed window to front, radiator, wooden flooring.

### Bedroom Three

3.42m x 2.76m (11' 3" x 9' 1") Double glazed window to rear, radiator.

### Cloakroom

Low level w.c., hand wash basin, extractor fan.

### Attic Room

For use as a potential studio.

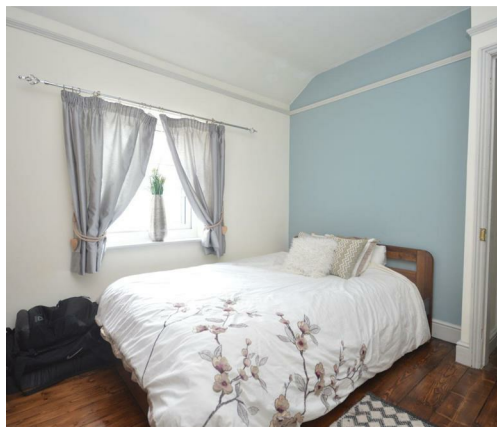
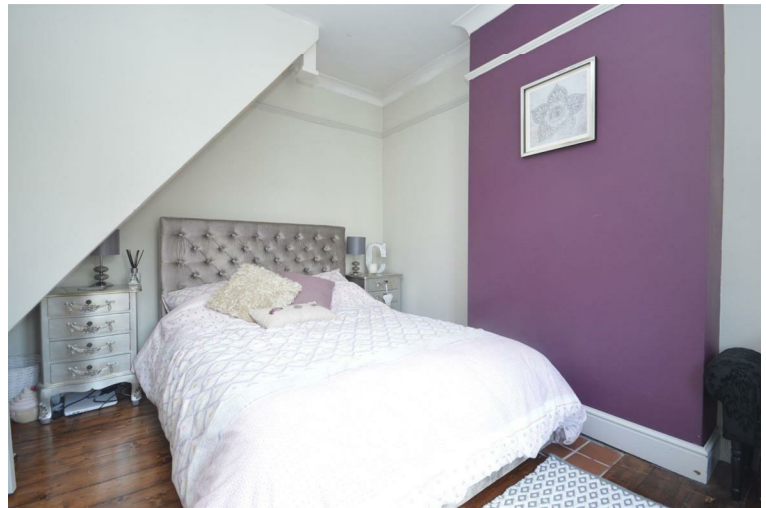
### Outside - Rear

Small courtyard garden enclosed by timber fencing.

### Directions

Leave Norwich via Prince of Wales Road, proceed straight over at the traffic lights onto Thorpe Road, continue along, fork right into Carrow Road, turn right onto Cedar Road and the property can be found straight away on your right hand side.






### Local Authority

Norwich City Council

### Tenure

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(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	

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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