

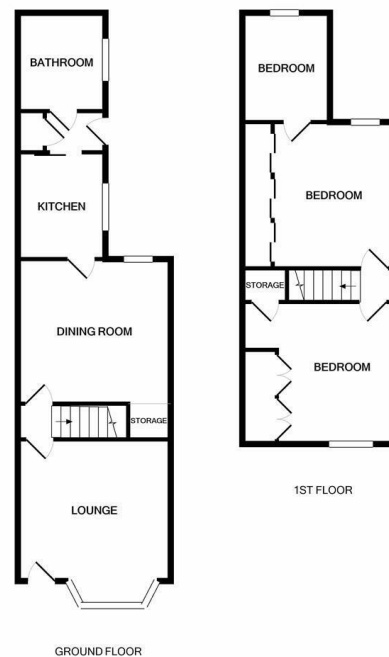


**33 Riverside Road | | Norwich | NR1 1SR**

**Offers In Excess Of £240,000**

**\*\*LOVELY RIVER VIEWS\*\*** Gilson Bailey are delighted to offer this bay fronted three-bedroom mid terrace house, located within walking distance to the City Centre and train station. Accommodation comprises bay fronted lounge, dining room, kitchen and bathroom to the ground floor. On the first floor there are two bedrooms off landing with bedroom three off bedroom two. Outside to the front there is a small low maintenance raised garden and a non-bisected rear garden. The house benefits from double glazing, gas fired central heating, features that include cast iron fireplaces and is offered with no onward chain. The Property would make a great first time purchase or buy to let investment so be quick to book a viewing to appreciate the location on offer.





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

Riverside Road is located within walking distance to the City Centre and close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets. There's also great access to Norwich train station, Norwich Ring Road and the NDR.

### Accommodation Comprises

Front door to lounge.

#### Lounge 13'10" x 11'11"

Bay fronted double glazed window to front and radiator.

#### Dining Room 11'10" x 11'4"

Double glazed window to rear, radiator, gas fireplace and storage cupboard.

#### Kitchen 8'4" x 6'8"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window to side and radiator.

#### Bathroom 7'3" x 5'11"

Panelled bath with shower over, low-level WC and wash basin, radiator and frosted double glazed window to side.

### First Floor Landing

Doors to bedrooms one and two.

#### Bedroom One 11'11" x 11'5"

Double glazed window to front, radiator, cast iron fireplace, built in wardrobes and storage cupboard.

#### Bedroom Two 11'6" x 10'1"

Double glazed window to rear, radiator, cast iron fireplace and built-in wardrobes.

#### Bedroom Three 8'5" x 6'8"

Double glazed window to rear and radiator.

### Outside Front

Small low maintenance garden with mature plants and shrubs with steps leading up to front door.


### Outside Rear

Non-bisected garden with mature plants and shrubs, enclosed by timber fencing with rear gate access.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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 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.

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