



49 Junction Road | | Norwich | NR3 2JQ

**£215,000**

**\*\*NR3 TERRACE OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this two bedroom, mid terrace house located in the sought after NR3 area of Norwich with accommodation comprising, lounge, dining room, kitchen and WC/utility to the ground floor. On the first floor there are two bedrooms off landing with bedroom two having an en-suite. Outside there is a low maintenance front garden and a good sized bisected rear garden. The house benefits from double glazing, gas heating and is in good condition throughout. The property would make an excellent first time purchase so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, sections, rooms 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 for any prospective purchase. The names, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropack 1.0.0.02

## Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road and NDR.

## Accommodation Comprises

Front door to:

### Lounge 11'8" x 11'3"

Double glazed window to front, radiator.

### Dining Room 11'7" x 11'5"

Double glazed window to rear, radiator, storage cupboard.

### Kitchen 9'4" x 6'6"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, double glazed window to side, PVC door to side.

### WC/Utility 6'8" x 5'8"

Low level WC, hand wash basin, space for washing machine and fridge/freezer, radiator, double glazed window to side.

## First Floor Landing

Doors to bedrooms one and two.

### Bedroom One 11'7" x 11'3"

Double glazed window to front, radiator, storage cupboard.

### Bedroom Two 11'8" x 11'5"

Double glazed window to rear, radiator.

### Bathroom 9'5" x 6'6"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window to rear.

## Outside Front

Low maintenance garden with steps to front door.

## Outside Rear

Bisected lawned garden with mature plants and shrubs.


**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>65</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, 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.