



14 Kerrison Road | | Norwich | NR1 1JA

Price Guide £240,000

GUIDE PRICE £240,000 WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this bay fronted, three bedroom Victorian period mid terrace in the sought-after NR1 area of Norwich, close by to the train station, Riverside development and city centre. Accommodation comprises lounge, dining room, kitchen and ground floor bathroom. There are two bedrooms off the first floor landing with bedroom three off bedroom two. The property has gas central heating and is presented in good order. Outside is a rear garden and on street permit parking.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, walls and any other items are approximate and not guaranteed to match the any other version or site statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown here are not intended and no guarantee as to their availability or condition can be given.
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Location:

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises:

Door to:

Lounge: 13'5" x 11'9"

Bay window to front aspect, radiator and door to:

Inner Lobby:

Stairs to first floor door to:

Dining Room: 11'9" x 11'1"

Door to storage cupboard, window to rear, radiator, low-level cupboard into recess and door to:

Kitchen: 8'10" x 6'10"

Range of wall and base units, fitted oven and hob with extractor fan, stainless steel single sink and drainer, window to side and door to:

Bathroom:

Three-piece suite comprising low-level WC, hand wash basin, paneled bath with glazed shower screen, radiator and window to side.

First Floor Landing:

Doors to bedrooms one and two.

Bedroom One: 11'9" x 10'9"

Window to front, cast-iron fireplace, radiator and door to over stairs storage cupboard.

Bedroom Two: 12'1" x 11'1"

Window to rear, radiator and door to:

Bedroom Three: 10'9" x 6'6"

Window to rear, built-in cupboard housing gas boiler and radiator.

Outside:

There is a front garden path to front door, shingled rear garden and on street permit parking.


Local Authority

Norwich City Council - Tax Band A

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(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 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.