

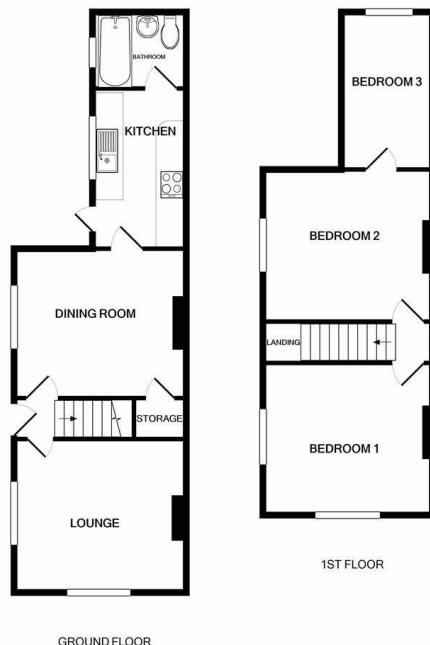


**1 Alan Road | Norwich | NR1 2BX**

**Guide Price £200,000**

GUIDE PRICE £200,000-210,000. Offered with NO ONWARD CHAIN and situated just a SHORT WALK from the city centre is this RECENTLY REFURBISHED, THREE bedroom end terrace house with accommodation comprising entrance hall, lounge, dining room, kitchen and modern fitted bathroom to the ground floor. To the first floor there are two bedrooms off landing with bedroom three off bedroom two. Outside there is a shingled private driveway for off-road parking and the property benefits from original features such as cast iron fireplaces, double glazing throughout and gas fired central heating. The property is in great decorative order and early viewing is highly recommended to appreciate the quality on offer. Located within close access to local schooling, the Riverside development with a good selection of restaurants, pubs, gyms and cinema and Norwich railway station There is ease of access to the Norwich ring road and A47 southern bypass.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items of apparatus and their operability is taken for any error, omission, or misrepresentation. 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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### Accommodation Comprises:

Front door to:

### Entrance Hall

With doors to lounge, dining room and stairs to first floor.

### Lounge

3.75m x 3.14m (12' 4" x 10' 4") Double glazed window to front, radiator, storage cupboard.

### Kitchen

3.62m x 1.97m (11' 11" x 6' 6") Fitted wall and base units with work tops over, sink and drainer, four ring electric hob with extractor over, fitted oven, space for fridge and washing machine, double glazed window to front, door to front, boiler, door to bathroom.

### Bathroom

Double glazed window. Modern three piece suite comprising bath with shower over, W.C and vanity hand wash basin.

### First Floor Landing

With doors to bedrooms one and two.

### Bedroom One

3.14m x 3.79m (10' 4" x 12' 5") Double glazed windows to front and side, radiator, cast iron fireplace, storage cupboard.

### Bedroom Two

3.78m x 3.21m (12' 5" x 10' 6") Double glazed window to front, radiator.

### Bedroom Three

2.55m x 1.98m (8' 4" x 6' 6") Double glazed window to side, radiator.

### Outside - Rear

Shingled driveway providing off-road parking.



#### Energy Efficiency Rating

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

#### Local Authority

Norwich City Council

#### 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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