



**2 Grove Road | | Norwich | NR1 3RH**

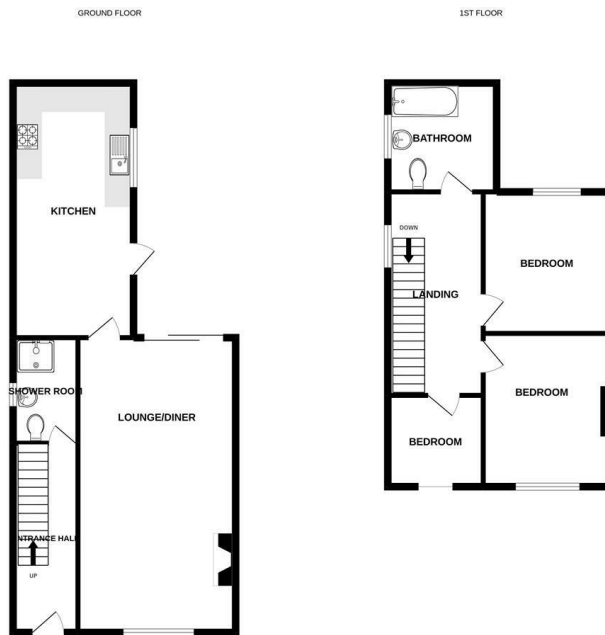
**£325,000**

**\*\*SPACIOUS HALL ENTRANCE END TERRACE WITH OFF ROAD PARKING\*\***

Gilson Bailey are delighted to offer this LARGE, HALL ENTRANCE, THREE BEDROOM end terrace house located to the south of the City. Accommodation comprising ENTRANCE HALL, OPEN PLAN LOUNGE/DINER, KITCHEN and SHOWER ROOM to the ground floor. On the first floor there are THREE BEDROOMS and a BATHROOM off landing. Outside there is a DRIVEWAY to the front providing off road parking and a NON-BISECTED PAVED REAR GARDEN. The house benefits from DOUBLE GLAZING, GAS HEATING and is offered with NO ONWARD CHAIN. The property would suite a wide array of buyers so be quick to book a viewing to appreciate the size and location on offer.







While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and any other items are approximate and not intended to be used for any other purpose or as a statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and are guaranteed as to their quantity or efficiency under no circumstances.

## Location

Grove Road can be found just to the south of Norwich within walking distance of the City centre, Norwich bus station, City College Norwich School of Higher Education, Chapelfield Gardens and shopping centre. Local amenities include schooling, popular shops, supermarkets, pubs and restaurants.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge/diner, shower room and stairs to first floor.

### Lounge/Diner 23'3" x 12'1"

Sash window with shutters, two radiators, patio doors.

### Kitchen 20'0" x 8'6"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, space for fridge/freezer and washing machine, radiator, patio doors.

### Shower Room

Shower cubicle, low level WC, hand wash basin, radiator, extractor fan.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 12'3" x 10'5"

Double glazed window, radiator, built in wardrobe.

### Bedroom Two 10'5" x 9'10"

Double glazed window, radiator, built in wardrobe.

### Bedroom Three 6'10" x 5'10"

Double glazed window, radiator,

### Bathroom

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

### Outside Front

Off road parking for two cars.

### Outside Rear

Non-bisected paved garden, brick built shed, enclosed by brick walling.

### Local Authority


Norwich City Council, Tax Band C.

### Tenure

Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>48</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	

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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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