

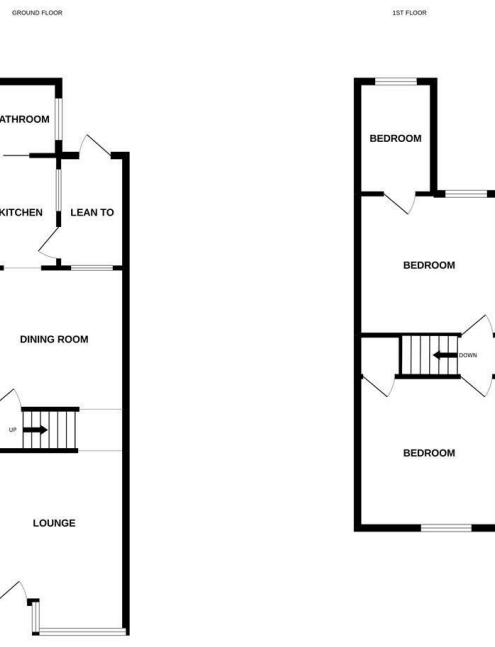


**139 Beaconsfield Road | Norwich | NR3 4AB**

**Guide Price £210,000**

\*\*GUIDE PRICE £210,000 - £220,000 NR3 TERRACE OFFERED WITH NO ONWARD CHAIN\*\* Gilson Bailey are delighted to offer this extended, three bedroom, mid terrace located on a favored road in the sought after NR3 area of Norwich. Accommodation comprises lounge, dining room, kitchen, lean to and bathroom to the ground floor. On the first floor there two bedrooms off landing with bedroom three off bedroom two. Outside there is a low maintenance front garden and a good sized rear garden. The house benefits from double glazing, gas heating 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.

**G**  
**gilsonbailey**



Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floorplans are for illustrative purposes only and are not to scale. They are not intended to be used for planning purposes. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metropix 2022.

## Location

Beaconsfield Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath and the Norwich Ring Road.

## Accommodation Comprises

Front door to:

### Lounge 14'3" x 11'3"

Double glazed window, radiator.

### Dining Room 11'3" x 11'2"

Single glazed window, radiator.

### Kitchen 8'10" x 6'0"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and washing machine, door to side.

### Bathroom 5'11" x 5'9"

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

### Lean To 9'0" x 4'4"

## First Floor Landing

Doors to bedrooms one and two.

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

Double glazed window, radiator, storage cupboard.

### Bedroom Two 11'4" x 11'3"

Double glazed window, radiator.

## Bedroom Three 9'2" x 6'0"

Double glazed window, radiator.

## Outside Front

Low maintenance garden with path to front door.

## Outside Rear

Lawned garden enclosed by timber fencing.



### 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>	55	
(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, 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.

<https://www.gilsonbailey.co.uk>  
 01603764444