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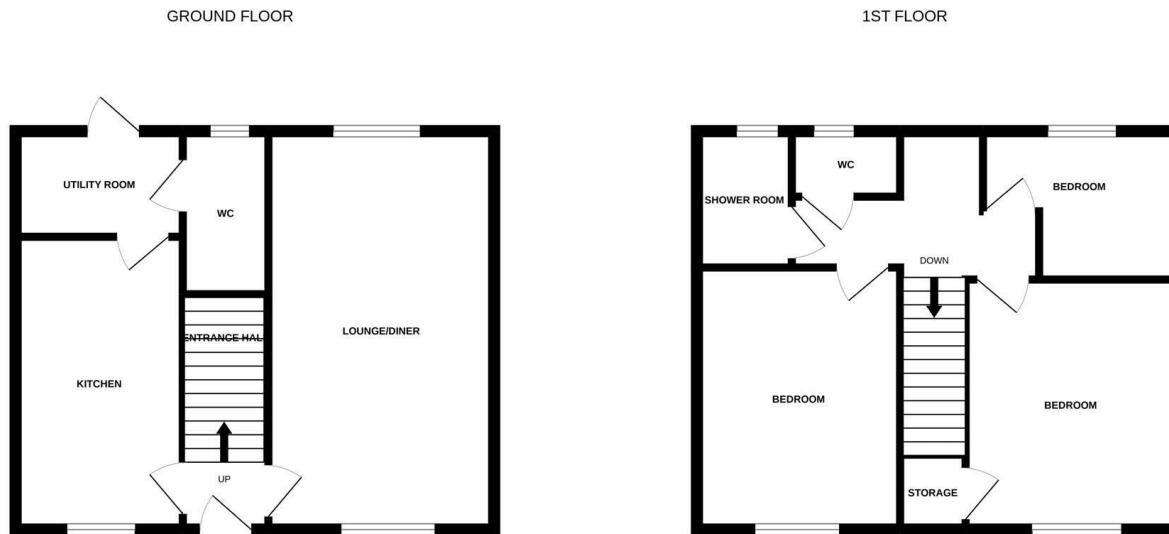
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**8 Goulburn Road | Norwich | NR7 9UX**

**£230,000**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this three bedroom, mid terrace house located on a popular estate to the north-east of Norwich with accommodation comprising, entrance hall, lounge/diner, kitchen, utility room and WC to the ground floor. On the first floor there are three bedrooms, modern shower room and WC off landing. Outside there is a driveway to the front providing off road parking and an enclosed lawned rear garden. The house benefits from double glazing, gas heating and new roof in 2021. The property would make a great first time purchase so be quick to book a viewing.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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## Location

Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City Centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge/diner, kitchen and stairs to first floor.

### Lounge/Diner 19'3" x 10'11"

Double glazed window to front and rear, two radiators.

### Kitchen 14'2" x 8'1"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and fridge/freezer, double glazed window to front, radiator.

### Utility Room 8'1" x 4'7"

Space for washing machine and tumble dryer, PVC door to rear.

### WC

Low level WC, hand wash basin, double glazed window to rear, boiler.

### First Floor Landing

Doors to the three bedrooms, shower room and WC.

### Bedroom One 13'6" x 9'10"

Double glazed window to front, radiator.

### Bedroom Two 12'9" x 10'11"

Double glazed window to front, radiator, storage cupboard.

### Bedroom Three 11'4" x 8'3"

Double glazed window to rear, radiator.

### Shower Room 5'5" x 4'6"

Shower cubicle with rainfall shower, hand wash basin, heated towel rail, frosted double glazed window to rear.

### WC

Low level WC, frosted double glazed window to rear.

### Outside Front

Paved driveway providing off road parking.

### Outside Rear

Good sized lawned garden, timber shed, greenhouse, 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>	67	
(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 B

### 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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