



**36 Cowgate | | Norwich | NR3 1SY**

**Offers In Excess Of £190,000**

**\*\*NR3 TERRACE JUST A SHORT WALK AWAY FROM THE CITY CENTRE\*\*** Gilson Bailey are delighted to offer this well presented, two bedroom, mid terrace house situated in the ever popular NR3 area of Norwich with accommodation comprising open plan lounge/diner and kitchen to the ground floor. On the first floor there are two bedrooms and a bathroom off landing. Outside there is an enclosed, paved courtyard rear garden with on-street permit parking to the front. The house benefits from double glazing, gas heating and is offered with no onward chain. The property would make an excellent first time purchase or buy to let investment so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 condition or efficacy can be given. Made with Metropac i2000.

## Location

Cowgate is located close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. You are within easy access to the vibrant and cultural city centre along with ease of access to the Norwich ring road.

## Accommodation Comprises

Front door to:

### Lounge/Diner 20'4" x 14'2"

Double glazed windows to front and rear, radiator.

### Kitchen 15'7" x 5'10"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, washing machine and fridge, double glazed window to side, uPVC door to side, radiator.

### First Floor Landing

Doors to two bedrooms and bathroom.

### Bedroom One 14'2" x 9'10"

Double glazed window to front, radiator.

### Bedroom Two 10'2" x 7'11"

Double glazed window to rear, radiator.

### Bathroom

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

### Outside

Paved, enclosed courtyard garden with rear gate access.


**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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, 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.