



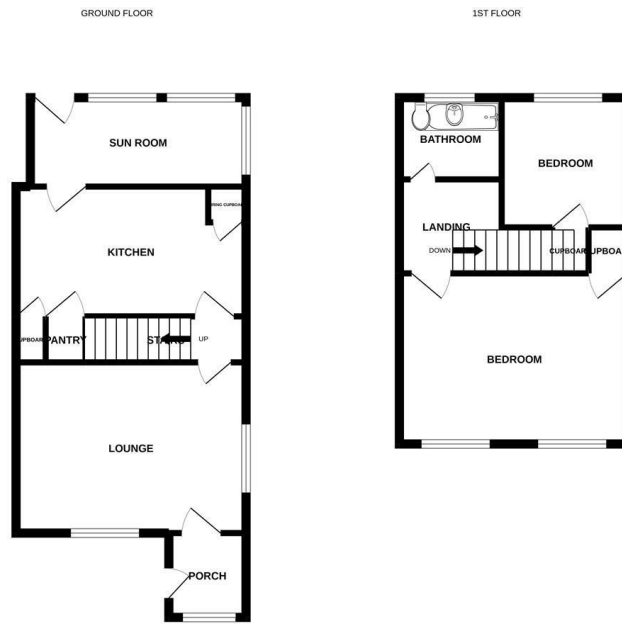
**56 Violet Road | | Norwich | NR3 4TR**

**£240,000**

**\*\*TUCKED AWAY IN A QUIET NR3 LOCATION\*\*** Gilson Bailey are delighted to offer this well presented, two bedroom, semi detached house in the sought after NR3 area of Norwich with accommodation comprising entrance porch, lounge, kitchen and sun room to the ground floor. On the first floor there are two bedrooms and a bathroom off landing. Outside there is a shingled front garden providing off road parking and an enclosed rear garden with timber decking. The house benefits from double glazing, gas heating and is in good condition throughout. The property would make a great first time purchase so be quick to book a viewing.







While every attempt has been made to ensure the accuracy of the description contained here, measurements of details, materials, fixtures and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and are guaranteed as to their operation or efficiency only for parts made with minimum tolerances.

## Location

Situated just to the north of the city close by to a selection of amenities including schooling, shops, pubs and restaurants. There are regular public transport links to and from the city centre with ease of access to the Norwich ring road.

## Accommodation Comprises

Front door to:

### Entrance Porch

Door to lounge.

### Lounge 14'8" x 10'11"

Double glazed windows to front and side, radiator.

### Kitchen 14'9" x 8'4"

Double glazed windows to rear and side, radiator, fitted wall and base units, stainless steel single sink and drainer, spaces for washing machine, tumble dryer, cooker and free standing fridge freezer, door to airing cupboard, cupboard and separate pantry.

### Sun Room 13'10" x 5'7"

Windows to rear and side, door to rear garden.

### First Floor Landing

Doors to two bedrooms and bathroom.

### Bedroom One 14'5" x 11'0"

Double glazed windows to front, radiator, door to cupboard.

### Bedroom Two 8'6" x 8'2"

Double glazed window to rear, radiator, cupboard.

## Bathroom

Three piece suite comprising low level wc, pedestal hand wash basin, bath with mixer shower over, tiling radiator, frosted double glazed window to rear.

## Outside Front


Shingled driveway with parking, shrubs and plants enclosed by low level brick walling and timber panelled fencing.

## Outside Rear

Timber decking, patio, woodchip area, timber garden shed, paved area to the side giving access to the front enclosed by timber panelled fencing and brick walling.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	

### Local Authority

Norwich City Council, Tax 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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