



20 Vicarage Road | | Norwich | NR3 2HB

Guide Price £220,000

****GUIDE PRICE £220,000 - £230,000. THREE BEDROOMS OFF-LANDING****

Within walking distance of the City centre, Gilson Bailey are delighted to offer this three bedroom, porch entrance, mid terrace house situated in the ever popular NR3 area of Norwich with accommodation comprising entrance porch, lounge, dining room, kitchen and bathroom to the ground floor. On the first floor there are three bedrooms all off-landin. Outside there is a small low maintenance front garden and a bisected garden with patio seating area to the rear. The house benefits from gas central heating with a new boiler being installed in 2021, double glazing and is in immaculate condition throughout. The property would make a great first time purchase so be quick to book a viewing to appreciate the quality on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the sales representative's verbal explanation. The architect, surveyor and quantity surveyor are not responsible for any guarantee, as to their capability or efficiency, may be given. Made with Memphis 10/20

Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises:

Front door to:

Entrance Porch

With door to:

Lounge 11'3" x 11'3"

Double glazed window to front, radiator, wood burner, wooden flooring.

Dining Room 11'3" x 11'10"

Double glazed window to rear, radiator, wooden flooring.

Kitchen 8'11" x 6'3"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, double oven, space for washing machine and fridge/freezer, double glazed window to side, boiler.

Bathroom 6'7" x 4'9"

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

First Floor Landing

With doors to all three bedrooms.

Bedroom One 11'3" x 11'3"

Double glazed window to front, radiator, feature cast-iron fireplace.

Bedroom Two 11'10" x 8'3"

Dobule glazed window to rear, radiator.

Bedroom Three 8'11" x 6'3"

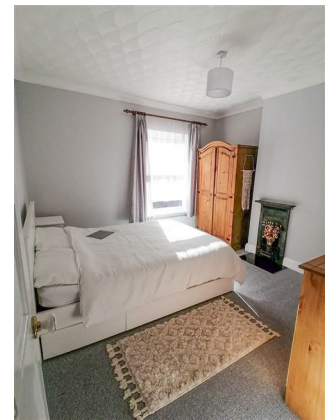
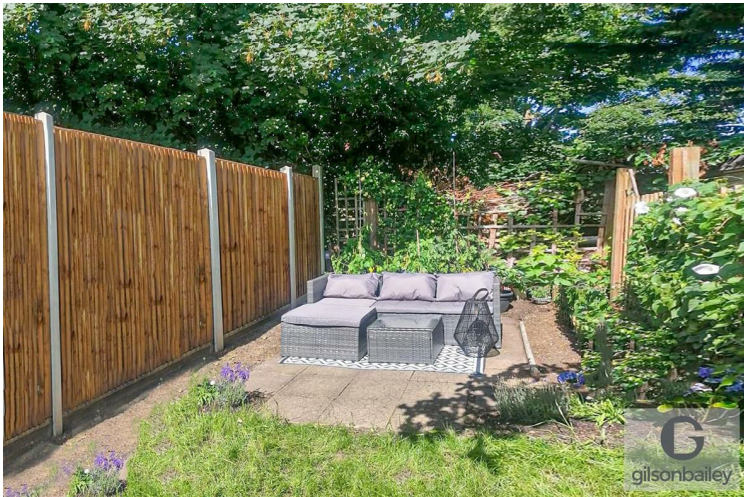
Double glazed window to rear, radiator.

Outside - Front


Small, low maintenance garden, enclosed by brick walling with iron gate and path to front door.

Outside - Rear

Bisected, mainly lawned garden with mature plants, shrubs and trees. Patio seating area, enclosed by hedging and timber fencing.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council

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.