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**84 Patteson Road | Norwich | NR3 3EW**

**Offers In Excess Of £235,000**

**\*\*NR3 TERRACE PERFECT FOR A FIRST TIME BUYER\*\*** Gilson Bailey are delighted to offer this well presented, three bedroom, mid terrace located in the highly 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 are two bedrooms off landing with bedroom three off bedroom two. Outside there is a low maintenance front garden and a paved, bisected rear garden. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase so be quick to book a viewing.

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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 should not 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 working order can be given.

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## Location

Patteson Road is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the city centre. There is good access to Household Heath, Norwich Ring Road, Norwich train station and the NDR.

## Accommodation Comprises

Front door to:

### Lounge 12'1" x 11'8"

Double glazed window to front, radiator.

### Dining Room 12'1" x 11'10"

Double glazed window to rear, radiator, storage cupboard.

### Kitchen 8'10" x 8'11"

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

### Lean To 9'6" x 3'6"

### Bathroom 7'4" x 6'7"

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

## First Floor Landing

Doors to bedrooms one and two.

### Bedroom One 12'2" x 11'10"

Double glazed window to front, radiator, storage cupboard, built in wardrobe.

### Bedroom Two 12'1" x 11'10"

Double glazed window to rear, radiator.

### Bedroom Three 8'11" x 7'10"

Double glazed window to rear, radiator, cupboard housing boiler.

### Outside Front

Low maintenance garden enclosed by brick walling with path to front door.

### Outside Rear

Bisected paved 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>	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 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.

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