



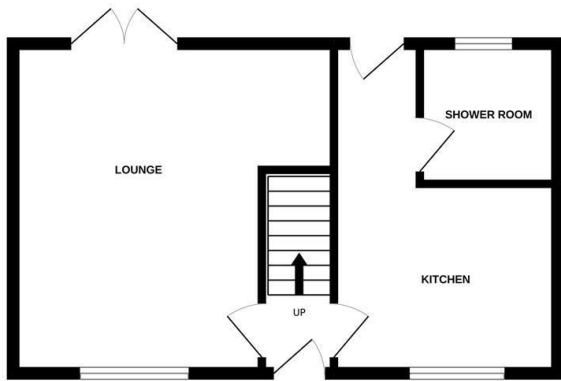
**190 Drayton Road | | NORWICH | NR3 2EA**

**£220,000**

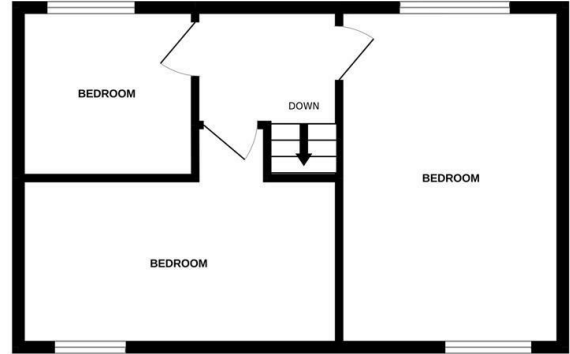
**\*\* GUIDE PRICE £220,000 TO £225,000 \*\*NEWLY FITTED SHOWER ROOM\*\***  
Gilson Bailey are delighted to offer this well presented, three bedroom, mid terrace house located in the popular NR3 area of Norwich. Accommodation comprising entrance hall, lounge, kitchen and newly fitted modern shower room to the ground floor. On the first floor there are three bedrooms off landing. Outside there is a mature front garden and a well maintained enclosed rear garden. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make an excellent first time purchase so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



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

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 the NDR.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

#### Lounge 15'3" x 14'9"

Double glazed window, french doors, radiator.

#### Kitchen 9'10" x 8'5"

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

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

Shower cubicle with rainfall shower, low level WC, hand wash basin, frosted double glazed window, heated towel rail.

#### First Floor Landing

Doors to three bedrooms.

#### Bedroom One 15'3" x 11'5"

Two double glazed windows, radiator.

#### Bedroom Two 15'0" x 10'11"

Double glazed window, radiator.

#### Bedroom Three 8'11" x 7'3"

Double glazed window, radiator.

#### Outside Front

Mature plants and shrubs, picket fencing, stairs down to front door.

#### Outside Rear

Lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing.

#### Local Authority


Norwich City Council, Tax Band B.

#### Tenure

Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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	

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### 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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