



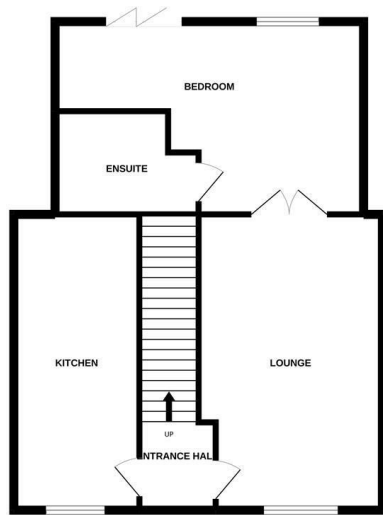
52 Vauxhall Street | | Norwich | NR2 2SB

Guide Price £300,000

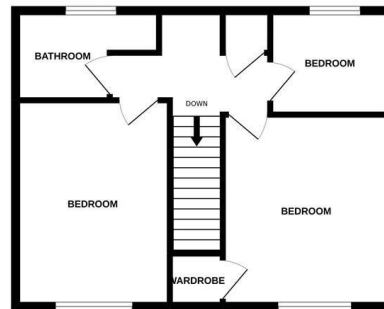
****GUIDE PRICE £300,000 - £325,000 EXTENDED MID TERRACE ON THE EDGE OF THE CITY CENTRE**** Gilson Bailey are delighted to offer this extended, four bedroom, mid terrace house located to the west of Norwich within walking distance to the City Centre. Accommodation comprising entrance hall, lounge, kitchen, bedroom and en-suite (yet to be plumbed in) to the ground floor. On the first floor there are three bedrooms and a bathroom off landing. Outside there is a low maintenance front garden and an enclosed rear garden. The house benefits from double glazing, gas heating and is offered with no onward chain. The property would make a great investment or 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

Vauxhall Street is situated within walking distance to the historic and cultural City of Norwich, Norwich bus station, Chapel Field gardens and shopping centre. There is ease of access to the University of East Anglia, Norfolk and Norwich University Hospital, Norwich Ring Road and both the A11 and A140.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

Lounge 19'3" x 10'10"

Double glazed window, radiator.

Kitchen 19'4" x 8'1"

Fitted wall and base units with worktops over, five ring gas hob with extractor over, fitted oven, space for fridge/freezer, washing machine, dishwasher and tumble dryer, double glazed window, radiator.

Bedroom One 16'10" x 12'11"

Double glazed window, bi folding doors.

En-Suite 6'2" x 6'2"

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom Two 13'5" x 10'0"

Double glazed window, radiator.

Bedroom Three 12'6" x 10'11"

Double glazed window, radiator, built in wardrobe.

Bedroom Four 8'3" x 7'10"

Double glazed window, radiator.

Bathroom


Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside

Low maintenance front garden and enclosed rear garden with side access through passage.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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, Tax Band 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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