



240 Queens Road | | | NR1 3HG

Guide Price £220,000

****HALL ENTRANCE MID TERRACE WITHIN WALKING DISTANCE TO THE CITY CENTRE**** Gilson Bailey are delighted to offer this well presented, two bedroomed, hall entrance mid terrace situated to the south of the City Centre on the outskirts of Bracondale, within walking distance to the city centre with accommodation comprising entrance hall, kitchen, lounge/diner and rear lobby to the ground floor. On the first floor there are two bedrooms and stylish bathroom off landing. Outside there is a non bisected courtyard garden. The property benefits from gas central heating, double glazing and is in excellent condition throughout. The property would make an excellent first time purchase so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for descriptive purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown here are based on the current plans and are subject to change without notice.

Location

Queens Road can be found to the south of Norwich close by to many local amenities including schooling, shops, pubs, restaurants and supermarkets. You are within walking distance of the City centre, Norwich Bus station and Chapelfield shopping centre and gardens. There is ease of access to the Norwich train station, A47 southern bypass and Norwich Ring Road.

Bathroom 8'2" x 5'7"

Panelled bath with rainfall shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

Outside Rear

A non-bisected courtyard enclosed by fencing with gate to rear passageway.

Accommodation Comprises:

Front door to:

Entrance Hall

Doors to lounge/diner and kitchen.

Kitchen 8'7" x 7'8"

Double glazed window to front aspect, range of fitted wall and base units with worktops over, sink with taps over, four ring electric hob with fitted oven, space for washing machine and fridge.

Lounge/Diner 17'11" x 12'8"

Double glazed window to rear, tv point, two radiators. Door to:

Rear Lobby

Radiator, door to rear, stairs to first floor, study area.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 12'11" x 12'5"


Double glazed window to front, radiator.

Bedroom Two 8'5" x 8'0"

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(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 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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