



## 101 Sprowston Road | | NORWICH | NR3 4QG

**Offers In Excess Of £200,000**

**\*\*NR3 TERRACE WITH NO OWNARD CHAIN\*\*** Gilson Bailey are delighted to offer this well presented, two bedroom, mid terrace house located in the highly sought after NR3 area of Norwich within walking distance to the City Centre with accommodation comprising, lounge, dining room and kitchen to the ground floor. On the first floor there are two bedrooms off landing with bedroom two having an en suite bathroom. Outside there is a low maintenance front garden and a non bisected rear garden with brick built storage shed. The house benefits from double glazing, gas heating and feature cast iron fireplaces. The property would make a great first time purchase or buy to let investment so be quick to book a viewing.





Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metropic (2022)

## Location

Sprowston Road is located close by to many local amenities including schooling for all ages, the Sewell Park Academy, popular shops, pubs and local parks to include Sewell Park and Waterloo Park. There are regular public transport links to and from the City Centre with ease of access to the Norwich ring road.

## Accommodation Comprises

Front door to:

### Lounge 12'0" x 11'11"

Double glazed window to front, tv point, radiator, cast iron fireplace.

### Dining Room 12'0" x 12'0"

Double glazed window to rear, radiator, door to storage cupboard.

### Kitchen 11'10" x 6'5"

Double glazed window to side aspect, fitted wall and base units with worktops over, one and a half bowl sink and drainer, tiled splash backs, built-in electric double oven and four ring gas hob, space for dishwasher, washing machine and fridge/freezer.

## First Floor Landing

Doors to bedroom one and two.

### Bedroom One 12'0" x 12'0"

Double glazed window to front, cast iron fireplace, radiator, door to storage cupboard.

### Bedroom Two 12'0" x 11'11"

Double glazed window to rear, cast iron fireplace, radiator.

## Bathroom

Frosted window to rear, door to airing cupboard, three piece suite comprising low level wc, hand wash basin and bath with shower over. Tiled splash backs, radiator.

## Outside Front

Small paved garden with steps up to front door.

## Outside Rear

Non bisected garden with patio and shingle, mature plants, brick built storage shed, enclosed by fencing with rear gate access.



### 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>	62	
(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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