



**134 Beaconsfield Road | | Norwich | NR3 4PP**

## Price Guide £200,000

GUIDE PRICE: £200,000 - £210,000 \*\*EXTENDED MID TERRACE OFFERED WITH NO ONWARD CHAIN\*\* Gilson Bailey are delighted to offer this extended, three bedroom, mid terrace located in the highly sought after NR3 area of Norwich. Accommodation comprises entrance porch, lounge, dining room, kitchen 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 large bisected rear garden. The house benefits from double glazing gas heating and is offered with no onward chain. The property would make an excellent first time purchase so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floor, wall, ceiling, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for descriptive purposes only and should not be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee, as to their condition or efficiency can be given.  
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## Location

Beaconsfield Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath and the Norwich Ring Road.

## Accommodation Comprises

Front door to:

### Entrance Porch

Door to lounge.

### Lounge 14'7" x 10'7"

Double glazed window, radiator.

### Dining Room 10'9" x 7'5"

Double glazed window, radiator.

### Kitchen 8'3" x 6'2"

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

### Bathroom 6'0" x 5'11"

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

### First Floor Landing

Doors to two bedrooms.

### Bedroom One 10'10" x 10'9"

Double glazed window, radiator, storage cupboard.

### Bedroom Two 10'10" x 10'9"

Double glazed window, radiator.

### Bedroom Three 8'2" x 6'5"

Double glazed window, radiator, boiler.

### Outside Front

Paved garden enclosed by brick walling.

### Outside Rear

Bisected garden enclosed by fencing.

### Local Authority

Norwich City Council - Tax Band A


### Tenure

Freehold





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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	

#### 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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