



5 Clickers Road | | Norwich | NR3 2DD

Guide Price £350,000

****LARGE FOUR STOREY END TOWNHOUSE WITH VIEWS OVER THE LOCAL PARK**** Gilson Bailey are delighted to offer this well presented, 3/4 bedroom, four storey, end townhouse located to the north of Norwich within walking distance to the City Centre. Accommodation comprising entrance hall, utility room, study/snug and WC to the ground floor. On the first there is a lounge with doors to a balcony and kitchen/diner off landing. To the second floor there are two double bedrooms and a large bathroom off landing and a further bedroom to the third floor with an en-suite shower room. Outside there is off road parking to the front with access to a garage and to the rear there is an enclosed garden with timber decking seating area. The townhouse benefits from double glazing, gas heating and is offered with no onward chain. The property would make an excellent family home so be quick to book a viewing.





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

Clickers Road is located in the popular NR3 area of Norwich within walking distance to the City centre and close by to many local amenities including schooling, popular local shops, pubs restaurants and supermarkets and has great public transport links to and from the City centre. There is also good access to the Norwich Ring Road, Norwich train station, Norwich International Airport and the NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to utility room, WC and stairs to the first floor.

Utility Room 8'9" x 6'6"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine, double glazed window, radiator, door to rear.

Study/Snug 11'3" x 8'7"

Door to rear.

WC

Low level WC, hand wash basin, radiator, extractor fan.

First Floor Landing

Doors to lounge, kitchen/diner and stairs to second floor.

Lounge 15'11" x 11'6"

Double glazed window, two radiators, door to balcony.

Kitchen/Diner 16'7" x 9'2"

Fitted wall and base units with worktops over, sink and drainer, space for range cooker, integrated fridge/freezer, dishwasher and microwave, double glazed window, radiator.

Second Floor Landing

Doors to two bedrooms, bathroom and stairs to third floor.

Bedroom Two 13'3" x 9'2"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 13'4" x 9'2"

Double glazed window, radiator, built in wardrobe.

Bathroom 8'7" x 6'6"

Shower cubicle, panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Third Floor Landing

Door to:

Bedroom One 21'5" x 10'0"

Two double glazed windows, two radiators, built in wardrobes.

En-Suite 8'8" x 7'5"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Off road parking for two cars leading to:

Garage

With power and lighting.

Outside Rear

Timber decking seating area, shingled area with mature plants and shrubs, enclosed by timber fencing with side gate access.

Local Authority


Norwich City Council - Tax Band D

Tenure

Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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	

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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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