



32 Northcote Road | | Norwich | NR3 4QF

£270,000

****BAY FRONTED HALL ENTRANCE NR3 TERRACE WITH NO ONWARD CHAIN****
 Gilson Bailey are delighted to offer this spacious, three bedroom, bay fronted, hall entrance, mid terrace house located in the sought after NR3 area of Norwich. Accommodation comprising entrance hall, bay fronted lounge, dining room and kitchen to the ground floor. On the first floor there are three bedrooms and a bathroom off landing. Outside there is a small low maintenance front garden and a non-bisected rear garden with brick built storage shed and outside WC. The house benefits from double glazing, gas heating and is offered with no onward chain. The property would make a great first time purchase so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given. Made with Metaphor 12/2022

Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road and the NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, kitchen and stairs to first floor.

Lounge 15'5" x 10'3"

Double glazed window, radiator, cast iron fireplace.

Dining Room 12'8" x 10'5"

Radiator, patio doors.

Kitchen 9'5" x 9'1"

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'9" x 10'7"

Double glazed window, radiator.

Bedroom Two 12'9" x 7'3"

Double glazed window, radiator.

Bedroom Three 9'7" x 5'0"

Double glazed window, radiator.

Bathroom 9'6" x 9'3"

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

Outside Front

Small low maintenance patio garden.

Outside Rear

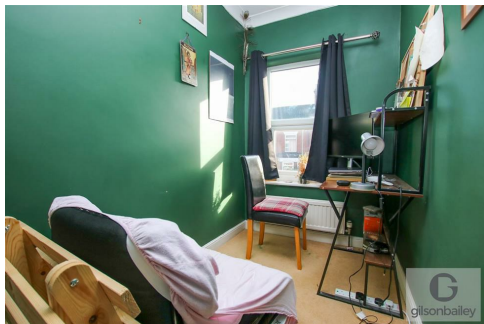
Non-bisected rear garden, brick built storage shed, outside WC.

Local Authority


Norwich City Council, Tax Band B.

Tenure

Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(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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