



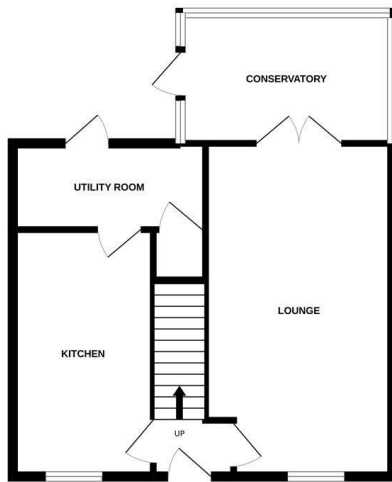
68 Salhouse Road | | Norwich | NR7 9DN

Guide Price £210,000

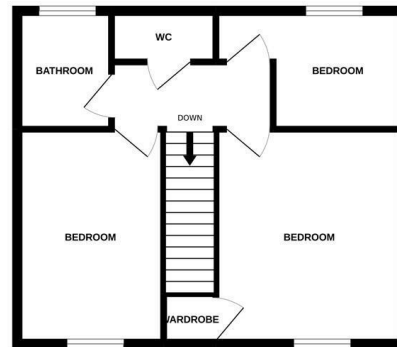
GUIDE PRICE: £210,000 - £220,000 ****EXCELLENT FIRST TIME PURCHASE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this three bedroom, mid terrace house situated on the edge of the Heartsease estate. Accommodation comprises, entrance hall, lounge, kitchen, conservatory and utility room to the ground floor. On the first floor there are three bedrooms, bathroom and WC off landing. Outside there is a low maintenance front garden and an enclosed rear garden with rear gate access providing off road parking. 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.



GROUND FLOOR



1ST FLOOR



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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Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

Lounge 19'4" x 10'11"

Double glazed window to front, patio doors to rear, radiator.

Kitchen 14'2" x 8'1"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for dishwasher, double glazed window to front, radiator.

Conservatory 11'1" x 7'7"

PVC door to side.

Utility Room 11'4" x 4'9"

Space for washing machine, tumble dryer and fridge/freezer, under stairs storage.

First Floor Landing

Doors to three bedrooms, bathroom and WC.

Bedroom One 12'5" x 10'11"

Double glazed window to front, radiator, built in wardrobe.

Bedroom Two 13'5" x 9'11"

Double glazed window to front, radiator.

Bedroom Three 11'6" x 8'2"

Double glazed window to rear, radiator.

Bathroom 7'4" x 5'6"

Panelled bath with shower over, hand wash basin, radiator, frosted double glazed windows to rear.

WC

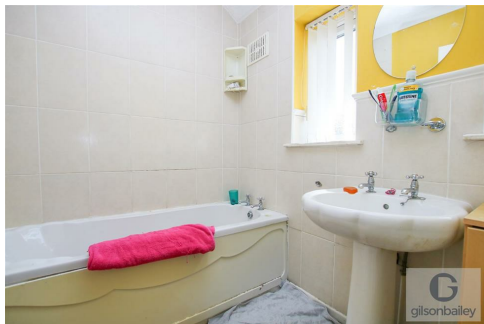
Low level WC, frosted double glazed window to rear.

Outside Front


Lawned garden enclosed by brick walling.

Outside Rear

Enclosed lawned garden with rear gate access providing off road parking.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(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 B

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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01603764444