

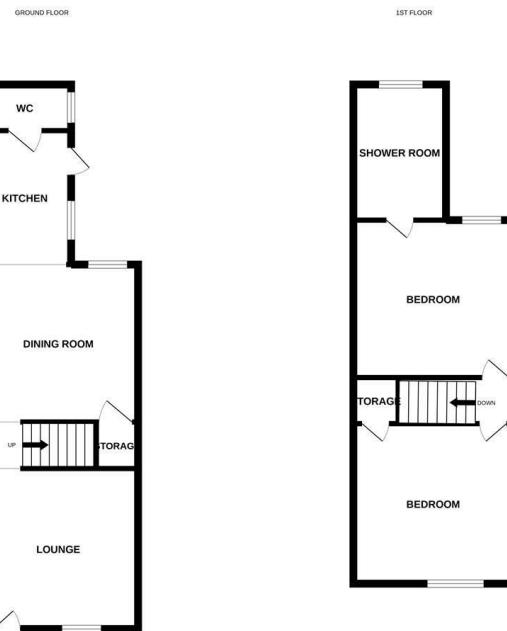


7 Patteson Road | Norwich | NR3 3EN

£250,000

****NEWLY RENOVATED NR3 TERRACE WITH A SOUTH FACING REAR GARDEN****
Gilson Bailey are delighted to offer with no onward chain this superb, recently modernised, two bedroom, mid terrace house located in the highly requested NR3 area of Norwich with accommodation comprising, lounge, dining room, newly fitted Wren kitchen and WC to the ground floor. On the first floor there are two double bedrooms off landing with bedroom one having a stylish en-suite bathroom. Outside there is a small low maintenance front garden and enclosed non-bisected, south facing rear garden. The house has been renovated to a high standard throughout benefitting from a new kitchen, new bathroom, new carpets, high quality laminate flooring and has been re decorated inside and out. The property also benefits from gas heating, double glazing and feature cast iron fireplaces. Be quick to book a viewing to appreciate the quality on offer.

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Whilst every effort 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 errors or omissions in these details. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. All dimensions are approximate. All floor plans are for guidance only.
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Location

Patteson Road is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants, supermarkets and is within walking distance to the city centre. There is also great public transport links and good access to the Norwich ring-road.

Accommodation Comprises

Front door to:

Lounge 12'1" x 12'0"

Double glazed window to front, radiator, laminate flooring.

Dining Room 12'0" x 11'11"

Double glazed window to rear, radiator, under stairs storage cupboard, open access to:

Kitchen 10'1" x 7'0"

Quality 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 to side, PVC door to side, cupboard housing boiler, laminate flooring.

WC

Low level WC, hand wash basin, frosted double glazed window to side.

First Floor Landing

Doors to bedrooms one and two.

Bedroom One 12'1" x 12'0"

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

Bathroom

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

Bedroom Two 12'2" x 12'0"

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

Front Garden

Low maintenance garden enclosed by fencing and brick walling with path to front door.

Rear Garden

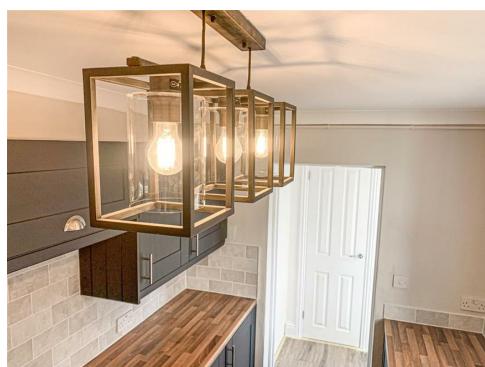
Timber decking, lawned area, mature plants and shrubs, timber shed and is enclosed by timber fencing.

Local Authority

Norwich City Council
Tax Band B

AGENTS NOTE

Please note this property is being offered for sale by a Director of Gilson Bailey and Partners and as such you may wish to take independent professional advice before proceeding to purchase.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	90
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.