

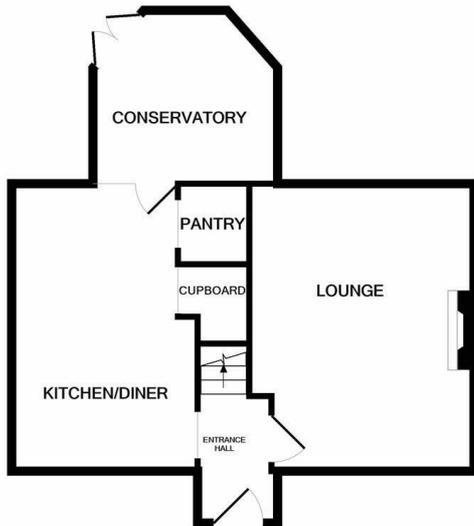


108 Drayton Road | | Norwich | NR3 2DL

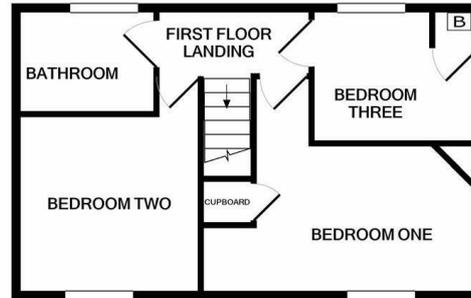
## Offers In Excess Of £210,000

**\*\*FINAL WORKS BEING COMPLETED\*\*** A superb renovated three-bedroomed end terrace house with accommodation comprising hallway, lounge, a brand new open plan Wren kitchen/diner which is in the process of being fitted, conservatory and with three bedrooms and a stylish bathroom off landing. To the front of the property there is a driveway providing ample off-road parking and to the rear, an enclosed mainly lawned garden. Benefiting from double glazing and gas fired central heating, and has been improved throughout by its current owners since purchasing the property. Internal viewing is highly recommended.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Located to the north of Norwich in the popular NR3 area which is served by a range of local amenities including shops, schools and public parks. There are regular bus services into the City centre of Norwich.

### Accommodation Comprises:

Front door to:

#### Entrance Hall

Doors to lounge kitchen/dining room, radiator, staircase to first floor.

#### Lounge

4.94m x 3.64m (16' 2" x 11' 11") Double glazed windows to rear and front aspects, two radiators, TV point.

#### Kitchen/Diner

4.78m x 3.04m (15' 8" x 10' 0") still under construction a brand new Wren Kitchen to have a built in cooker and dishwasher, sink and drainer, space for fridge freezer and washing machine. Double glazed windows to front and side aspects, access to storage cupboard and pantry doors to conservatory.

#### Conservatory

2.77m x 2.99m (9' 1" x 9' 10") Double glazed throughout with door to rear aspect.

#### First Floor Landing

Double glazed window to rear aspect, doors to three bedrooms and bathroom.

#### Bedroom One

3.68m plus recess x 2.43m (12' 1" x 8' 0") Double glazed windows to front aspect, radiator, built-in cupboard.

#### Bedroom Two

3.04m x 2.90m (10' 0" x 9' 6") Double glazed window to front aspect, radiator.

#### Bedroom Three

2.77m x 2.22m (9' 1" x 7' 3") Double glazed window to rear aspect, radiator, built-in wardrobe housing gas boiler.

#### Bathroom

Low level WC, vanity wash basin, bath with shower over, tiled splash backs, heated towel rail.

#### Front Garden

An enclosed front garden with path to front door, ample off-road parking.

#### Rear Garden

Enclosed by timber fencing, patio area, mainly lawned.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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

**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.