

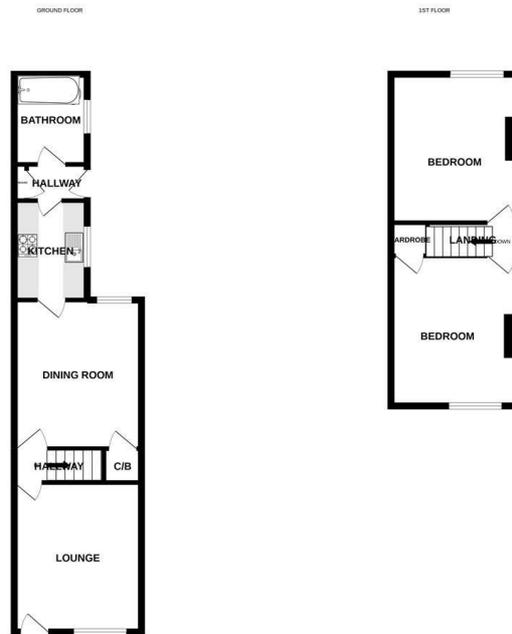


32 Heath Road | | Norwich | NR3 1JW

£220,000

GUIDE PRICE £220,000 TO £230,000 ****EXCELLENT FIRST TIME PURCHASE WITHIN WALKING DISTANCE TO THE CITY CENTRE**** Gilson Bailey are delighted to offer this well presented, two bedroom, mid terrace house located in the highly requested NR3 area of Norwich with accommodation comprising, lounge, dining room, kitchen and bathroom to the ground floor. On the first floor there are two double bedrooms off landing. Outside there is a low maintenance front garden and non bisected rear garden. The house benefits from double glazing, gas heating and is offered with no onward chain. The property would make a great first time purchase or buy to let investment so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any other information provided. The services, contents and appliances shown here are based on what is shown and do not constitute an offer of any services or goods. Made with MyPlan 10/2017

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 NDR.

Accommodation Comprises

Front door to:

Lounge 12'10" x 10'10"

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

Dining Room 12'9" x 10'9"

Double glazed window to rear, radiator, under stairs storage cupboard, cast iron fireplace.

Kitchen 8'7" x 6'2"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob with extractor over, fitted oven, space for washing machine, double glazed window to side, boiler.

Bathroom 6'3" x 5'6"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 12'9" x 10'9"

Double glazed window to front, radiator, storage cupboard.

Bedroom Two 12'9" x 11'0"

Double glazed window to rear, radiator.

Outside Front

Shingled garden enclosed by brick walling with path to front door.

Outside Rear

Non bisected paved garden enclosed by fencing and brick walling.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	67	
(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 A

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.