



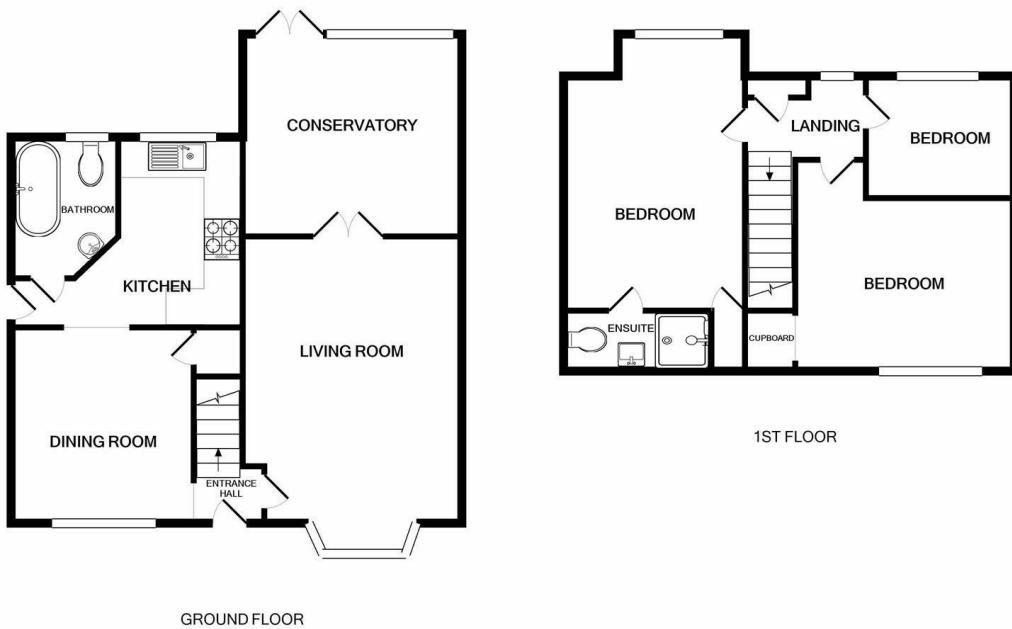
10 Parr Road | Norwich | NR3 2EE

Guide Price £200,000

*GUIDE PRICE £200,000 - £210,000. BEAUTIFULLY RENOVATED

THROUGHOUT** Offered with no onward chain, Gilson Bailey are delighted to this extended, three bedroom semi detached house situated in the popular NR3 area of Norwich. Accommodation comprising entrance hall, lounge, conservatory, dining room, newly fitted kitchen and modern style bathroom to the ground floor. On the first floor there are three bedrooms off-landing with bedroom one having an en-suite shower room. Outside there is a front driveway providing off-road parking with a well maintained, mature garden to the rear with timber decked seating area ideal for entertaining. The house benefits from double glazing, gas fired central heating and is presented in excellent condition throughout. The property would make a great first time purchase or investment, so be quick to book a viewing!

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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

Parr Road is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the City centre. There is also good access to the Norwich Ring Road and NDR.

Accommodation Comprises:

Front door to:

Entrance Hall

With doors to lounge and dining room, stairs to first floor.

Lounge 15'5" x 11'10"

Double glaze window to front, radiator, double doors leading to conservatory.

Conservatory 11'5" x 11'5"

Double glazed uPVC and brick construction with uPVC patio doors to rear.

Dining Room 10'8" x 9'10"

Double glaze window to front, radiator, under stairs storage cupboard.

Kitchen 12'10" x 10'4"

Fitted wall and base units with worktops over, sink and drainer, space for cooker with extractor over, space for washing machine and fridge/freezer, double glaze window to rear, uPVC door to side.

Bathroom 7'4" x 6'2"

Timber panelled bath with shower over, low-level WC, hand wash basin, heated towel rail, frosted double glaze window to rear.

First Floor Landing

With doors to all bedrooms.

Bedroom One 15'3" x 9'10"

Double glaze window to rear, radiator storage, cupboard.

En-Suite 7'1" x 2'7"

Shower cubicle, low-level WC, hand wash basin, extractor.

Bedroom Two 11'2" x 11'11"

Double glaze window to front, radiator, built-in wardrobe.

Bedroom Three 8'11" x 7'3"

Double glaze window to rear, radiator.

Outside - Front

Shingle driveway for off-road parking.

Outside - Rear

Timber decked seating area, lawned area, mature plants and shrubs, large outside storage shed, enclosed by timber fencing with side gate access.



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 | 64 | |
| (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

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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