



**125 Beaconsfield Road | | Norwich | NR3 4AB**

**£240,000**

**\*\*IMMACULATE BAY FRONTED MID TERRACE\*\*** Gilson Bailey are delighted to offer this superb, bay fronted, mid terrace house located on a requested road in the popular NR3 area of Norwich with accommodation comprising, bay fronted lounge, dining room, modern kitchen and bathroom to the ground floor. On the first floor there are two bedrooms off landing with bedroom three off bedroom two. Outside there is a small low maintenance front garden and a bisected lawned garden with patio seating area. The house benefits from double glazing, gas heating and is excellent decorative order throughout. The property would make a great first time purchase so be quick to book a viewing to appreciate the quality on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, rooms, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for 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.  
Made with Metaplan 10/202

## Location

Beaconsfield Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath and the Norwich Ring Road.

## Accommodation Comprises

Front door to:

### Lounge 13'11" x 11'3"

Bay fronted double glazed window to front, radiator.

### Dining Room 11'3" x 11'2"

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

### Kitchen 9'3" x 6'0"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window to side, PVC door to side, boiler.

### Bathroom 5'10" x 5'2"

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

## First Floor Landing

Doors to bedroom one and two.

### Bedroom One 11'4" x 11'3"

Double glazed window to front, radiator, storage cupboard.

### Bedroom Two 11'3" x 11'3"

Double glazed window to rear, radiator.

### Bedroom Three 9'3" x 6'2"

Double glazed window to rear, radiator.

## Outside Front

Low maintenance paved garden.


## Outside Rear

Bisected garden with lawn and raised patio seating area enclosed by timber fencing.





### Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>88</b>   |
| (69-80) <b>C</b>                            | <b>68</b>                  |   |
| (55-68) <b>D</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<br>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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