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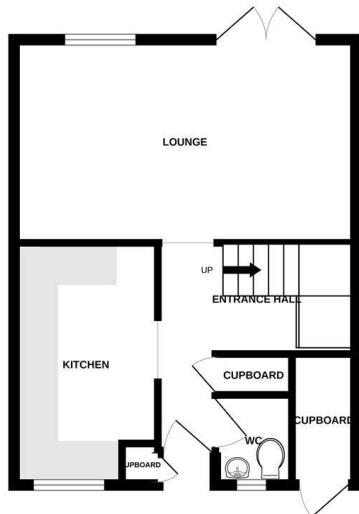
**12 Household Street | | Norwich | NR3 1NP**

**£230,000**

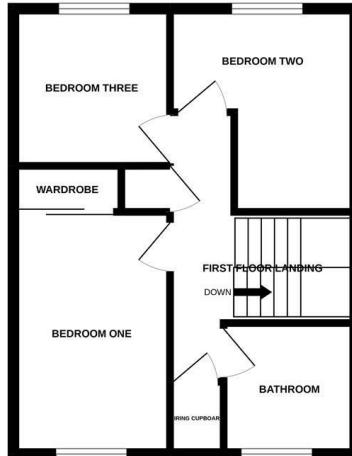
**\*\*PERFECT FIRST TIME PURCHASE WITHIN WALKING DISTANCE TO THE CITY CENTRE\*\*** Gilson Bailey are delighted to offer this well presented, three bedroom, semi detached house located in the popular NR3 area of Norwich with accommodation comprising, entrance hall, lounge, kitchen and WC to the ground floor. On the first floor there are three bedrooms and a bathroom off landing. Outside there is a shingled driveway for off road parking and a paved rear garden with sheltered seating area. The house benefits from double glazing, gas heating and is offered with no onward chain. The property would make a great first time purchase so be quick to book a viewing.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt 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 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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:

### Entrance Hall

Doors to lounge, kitchen, WC and stairs to first floor.

### Lounge 17'8" x 10'6"

Double glazed window to rear, patio doors to rear, two radiators.

### Kitchen 12'7" x 7'3"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer, washing machine and tumble dryer, double glazed window to front, radiator.

### WC

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

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 12'6" x 8'0"

Double glazed window to front, radiator, built in wardrobes.

### Bedroom Two 10'11" x 9'6"

Double glazed window to rear, radiator.

### Bedroom Three 8'7" x 8'0"

Double glazed window to rear, radiator.

### Bathroom 6'7" x 5'8"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window to front.

### Outside Front

Shingled driveway providing off road parking.

### Outside Rear

Paved garden with sheltered seating area, enclosed by brick walling and timber fencing, side gate access.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	86
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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