

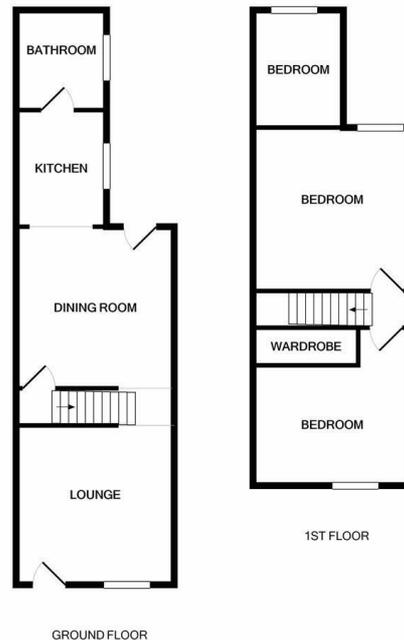


161 Knowsley Road | | Norwich | NR3 4PT

Offers In Excess Of £170,000

****NR3 TERRACE RIPE FOR RENOVATION**** Offered with no onward chain, Gilson Bailey are delighted to offer this three bedroom mid terrace house in need of modernisation throughout situated to the north of Norwich with accommodation comprising lounge, dining room, 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 raised shingled front garden and a bisected rear garden. The house benefits from double glazing and gas fired central heating. The property offers a real opportunity to make your mark and would make a great first time purchase or buy-to-let investment. Early viewing is highly recommended.





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

Knowsley Road can be found to the north of Norwich within walking distance of the City centre and close by to amenities such as schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich train station and Norwich Ring Road.

Accommodation Comprises:

Front door to:

Lounge 11'5" x 11'1"

Double glazed window to front, radiator.

Dining Room 11'6" x 11'2"

uPVC door to rear, radiator.

Kitchen 8'3" x 6'5"

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

Bathroom 7'2" x 6'7"

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

First Floor Landing

With doors to bedrooms one and two.

Bedroom One 11'5" x 11'2"

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

Bedroom Two 11'6" x 11'3"

Double glazed window to rear, radiator.

Bedroom Three 8'5" x 6'5"

Double glazed window to rear, radiator.

Outside - Front

Small, low maintenance, shingled raised garden with steps to front door.

Outside - Rear

Bisected garden with timber shed, enclosed by timber fencing.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(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

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.