



35 Carlyle Road | | Norwich | NR1 3AB

£240,000

****SOUTH CITY TERRACE WITHIN WALKING DISTANCE TO THE CITY CENTRE****
Gilson Bailey are delighted to offer with NO ONWARD CHAIN this TWO BEDROOM, MID TERRACE HOUSE located in a popular south city location with accommodation comprising, lounge, dining room and kitchen to the ground floor. On the first floor there are TWO BEDROOMS and a MODERN BATHROOM OFF LANDING. Outside there is a low maintenance front garden and a non bisected rear garden with a LARGE BRICK BUILT SHED. The house benefits from double glazing, gas heating and has been UPDATED BY THE CURRENT VENDOR. 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 description contained herein, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given. Made with Metropix 10000.

Location

Carlyle Road can be found to the south of Norwich close by to many popular local amenities such as schooling, shops, supermarkets, pubs and restaurants and is within walking distance of the City Centre, Norwich bus station and Chapel Field shopping complex. There is ease of access to Norwich train station, Riverside Development, Norwich Ring Road, the A47 southern bypass, A11 and A140.

Accommodation Comprises

Front door to:

Lounge 11'11" x 11'2"

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

Dining Room 14'0" x 11'11"

Double glazed window to rear, radiator, cast iron fireplace, stairs to first floor.

Kitchen 11'1" x 6'5"

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

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 12'0" x 11'1"

Double glazed window to front, radiator.

Bedroom Two 11'1" x 9'1"

Double glazed window to rear, radiator, storage cupboard.

Bathroom 11'8" x 6'5"

Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window to rear, airing cupboard.

Outside Front

Low maintenance garden with iron railings and path to front door.

Outside Rear

Paved garden with large brick built storage shed enclosed by timber fencing with rear gate access.


Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	72	
(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	

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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.