



56 Grant Street | | Norwich | NR2 4HA

Offers In Excess Of £200,000

WALKING DISTANCE TO THE CITY CENTRE AND NO ONWARD CHAIN** Gilson Bailey are delighted to offer this REDECORATED, THREE BEDROOM, MID TERRACE HOUSE situated to the west of Norwich within walking distance to the City Centre. 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 small low maintenance front garden and a bisected rear garden. The house benefits from double glazing, gas heating and is offered with no onward chain. The property would make an excellent first time purchase so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, fixtures and appliances shown here are not shown to scale and are guaranteed as to their operation or efficiency only for given. Made with Metaplan 02/2011

Location

Grant Street is situated a short walk from popular shops, pubs and restaurants with ease of access to the city centre via public transport links. There is good access to the University of East Anglia, Norfolk & Norwich University Hospital and Norwich Ring Road.

Accommodation Comprises

Front door to:

Lounge 11'4" x 10'11"

Double glazed window, radiator.

Dining Room 11'5" x 10'11"

Double glazed window, radiator, storage cupboard.

Kitchen 9'7" x 6'4"

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

Bathroom 6'8" x 5'3"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'3" x 10'11"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'5" x 10'11"

Double glazed window, radiator.

Bedroom Three 12'7" x 6'3"

Double glazed window, radiator, storage cupboard.

Outside Front

Small garden enclosed by fencing with path to front door.

Outside Rear

Bisected paved garden, mature plant borders, timber shed, enclosed by fencing.


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		88
(69-80) C	69	
(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.