



9 Sprowston Road | | Norwich | NR3 4QL

Offers In Excess Of £220,000

****ATTRACTIVE GREY BRICK NR3 TERRACE WITHIN WALKING DISTANCE TO THE CITY CENTRE**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. 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 low maintenance, paved front garden and a NON-BISECTED REAR GARDEN with rear gate access. The house benefits from double glazing, gas heating and is in excellent condition throughout with it being modernised by the current vendors throughout to a high standard. The property would make a great 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 error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The accuracy, content and appearance of this floor plan does not constitute any guarantee, warranty or other representation of any kind. Made with MyPlan 02/20

Location

Sprowston 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 11'11" x 10'11"

Double glazed window, radiator, open fireplace

Dining Room 11'10" x 10'11"

Double glazed window, radiator, storage cupboard.

Kitchen 9'0" x 6'5"

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

Bathroom 5'8" x 5'2"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'10" x 10'11"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'10" x 10'11"

Double glazed window, radiator.

Bedroom Three 12'4" x 6'7"

Double glazed window, radiator.

Outside Front

Paved garden with a bin store.

Outside Rear

Non-bisected lawned garden, patio area, mature plants, enclosed by fencing with rear gate access.


Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	67	
(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	

Local Authority

Norwich City Council, Tax Band A

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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