



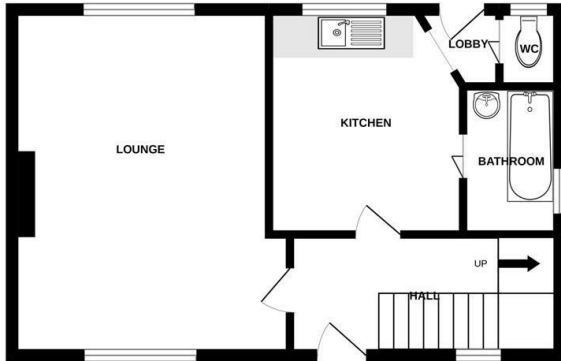
15 Kirkpatrick Road | | Norwich | NR3 2QX

Guide Price £220,000

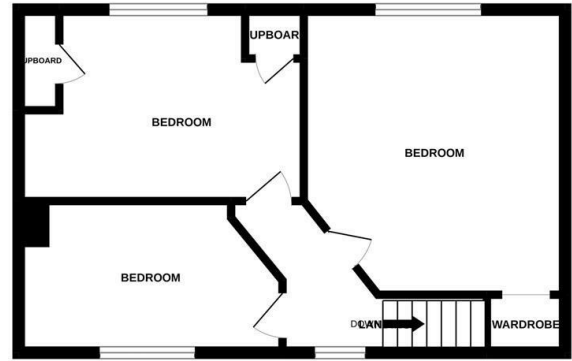
****GUIDE PRICE £220,000 - £230,000 EXCELLENT FIRST TIME PURCHASE WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this THREE BEDROOM, END TERRACE HOUSE situated in the popular NR3 area of Norwich with accommodation comprising, entrance hall, lounge, kitchen, bathroom and WC to the ground floor. On the first floor there are THREE BEDROOMS off landing. Outside there is a shingled front garden and a large non bisected rear garden with side gate access. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy to let investment so be quick to book a viewing.



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 appliances 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 and stairs to first floor.

Lounge 15'5" x 12'9"

Double glazed windows to front and rear, radiator.

Kitchen 9'6" x 8'10"

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

Bathroom

Panelled bath, hand wash basin, radiator, frosted double glazed window to side.

WC

Low level WC, frosted double glazed window, radiator.

First Floor Landing

Doors to three bedrooms.

Bedroom One 12'5" x 11'1"

Double glazed window to rear, radiator, built in wardrobe.

Bedroom Two 12'1" x 8'2"

Double glazed window to rear, radiator, built in wardrobe.

Bedroom Three 13'5" x 7'2"

Double glazed window to front, radiator.

Outside Front

Shingled garden and on street parking.

Outside Rear

Patio leading to large lawned garden, shed, enclosed by timber fencing with side gate access.

Local Authority

Norwich City Council, Tax Band A


Tenure

Freehold

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(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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