



265 Sprowston Road | | Norwich | NR3 4HZ

Offers In Excess Of £225,000

****GUIDE PRICE £230,000 - £240,000 HALL ENTRANCE END TERRACE HOUSE WITHIN WALKING DISTANCE TO THE CITY**** Gilson Bailey are delighted to offer this THREE BEDROOM, HALL ENTRANCE, END TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall, 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 good sized, non-bisected rear garden. The house benefits from double glazing, gas heating and is in great condition throughout. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.





Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of floors, bedrooms, rooms and any other parts are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The services, fixtures and appliances shown are not to be taken and no guarantee as to their availability or efficiency can be given.
Made with MyPlan 02028

Location

Spowston Road is within walking distance of the City centre, located close by to many local amenities including schooling, popular local pubs, shops, restaurants and supermarkets. There is ease of access to the Norwich Ring Road, NDR, Norwich international Airport and Norwich train station.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room and stairs to first floor.

Lounge 11'3" x 10'9"

Double glazed window, radiator, woodburner.

Dining Room 11'3" x 10'9"

Double glazed window, radiator, storage cupboard.

Kitchen 8'2" x 6'8"

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

Bathroom 6'7" x 5'2"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'5" x 10'9"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'5" x 10'11"

Double glazed window, radiator.

Bedroom Three 8'2" x 6'8"

Double glazed window, radiator, boiler.

Outside Front

Low maintenance garden with steps up leading to front door.

Outside Rear

Non-bisected garden with large summer house, enclosed by fencing with side gate access.

Local Authority

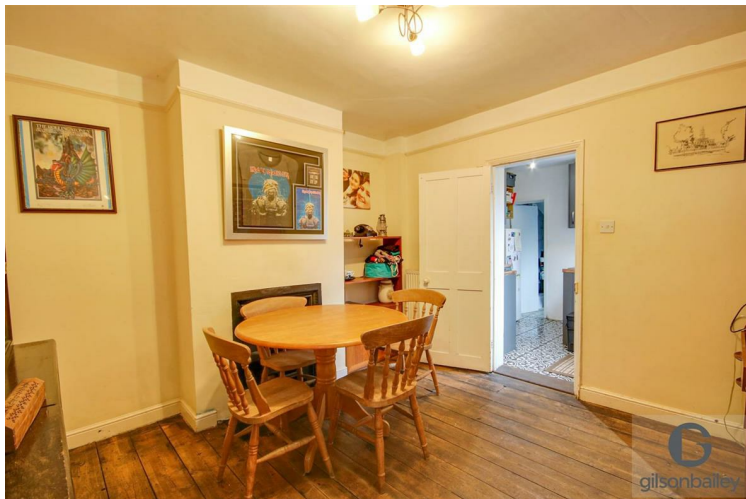
Norwich City Council, Tax Band B.

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 | | 83 |
| (69-80) C | | |
| (55-68) D | 56 | |
| (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 B

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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