



22 Capps Road | | Norwich | NR3 4AZ

Guide Price £230,000

****BAY FRONTED NR3 TERRACE ON A HIGHLY SOUGHT AFTER ROAD WITHIN WALKING DISTANCE TO THE CITY CENTRE**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, BAY FRONTED, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising lounge, dining room, kitchen, lean to 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 front garden and a NON-BISECTED REAR GARDEN. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The purchaser, contractor and solicitor should have been advised and to guarantee. Made with Metagen CAD24

Location

Capps 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 14'8" x 11'5"

Double glazed window, radiator.

Dining Room 11'10" x 11'5"

Double glazed window, radiator, storage cupboard.

Kitchen 9'4" x 6'10"

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

Lean To

Door to garden.

Bathroom 6'9" x 5'10"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'5" x 11'5"

Double glazed window, radiator.

Bedroom Two 11'11" x 11'5"

Double glazed window, radiator.

Bedroom Three 9'4" x 6'9"

Double glazed window, radiator.

Outside Front

Low maintenance garden with path to front door.

Outside Rear

Non-bisected paved garden, timber decking, timber shed, enclosed by fencing with rear 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		86
(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 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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