



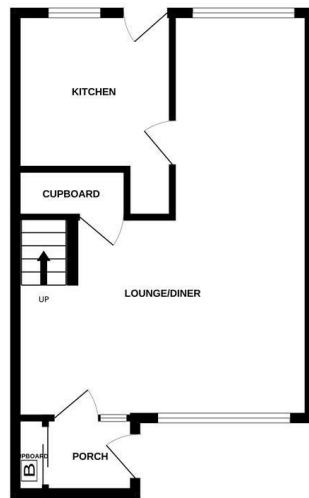
12 Lorraine Gardens | | Norwich | NR3 4DH

£230,000

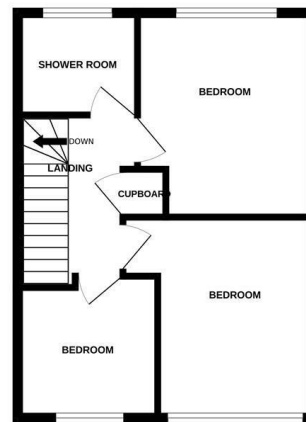
****PEACEFUL LOCATION BACKING ONTO ST CLEMENTS PARK**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, MID TERRACE HOUSE situated in a QUIET CUL-DE-SAC just off St Clements Hill in the highly sought after NR3 area of Norwich. Accommodation comprising entrance porch, spacious lounge/diner and NEWLY FITTED MODERN KITCHEN to the ground floor. On the first floor there are THREE BEDROOMS and a shower room off landing. Outside there is an en-bloc garage, shingled front garden and a lawned rear garden backing onto St Clements Park. The house benefits from double glazing, gas heating and is in excellent condition throughout with some recently fitted carpets. The property would make a great first time purchase 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 Porch

Door to:

Lounge/Diner 23'2" x 17'1"

Two double glazed windows, three radiators, storage cupboard.

Kitchen 8'10" x 8'10"

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

First Floor Landing

Doors to three bedrooms and shower room.

Bedroom One 11'7" x 9'11"

Double glazed window, radiator.

Bedroom Two 11'3" x 10'9"

Double glazed window, radiator.

Bedroom Three 8'0" x 7'11"

Double glazed window, radiator.

Shower Room 6'10" x 5'10"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

En-bloc garage, shingled front garden with path to front door.

Outside Rear

Lawned garden enclosed by hedging backing onto St Clements Park.


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	73	
(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

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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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