



233 Dereham Road | | Norwich | NR2 3TF

£300,000

NO ONWARD CHAIN**BAY FRONTED HALL ENTRANCE TERRACE WITHIN WALKING DISTANCE TO THE CITY CENTRE** Gilson Bailey are delighted to offer this WELL PRESENTED, BAY FRONTED, HALL ENTRANCE, THREE BEDROOM, MID TERRACE HOUSE situated in a highly sought after west city location. Accommodation comprising entrance hall, bay fronted lounge, dining room, kitchen and utility room to the ground floor. On the first floor there are THREE BEDROOMS and a shower room off landing. Outside there is a low maintenance front garden and a NON-BISECTED REAR GARDEN with rear gate access. The house benefits from double glazing, gas heating, lovely features that include wooden flooring and cast iron fireplaces and is in excellent condition throughout. The property would suit a wide array of buyers so be quick to book a viewing to appreciate the size and location on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, ceilings and any other items are approximate and no responsibility is taken for any variation or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, fixtures and appliances shown here have been checked and guaranteed as to their availability at the time of going to print. Made with MyPlan 2.0.0.0

Location

Dereham Road is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great access to and from the City centre. You are also within easy access to the University of East Anglia, the Norfolk and Norwich University Hospital and Norwich Ring Road.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge 13'9" x 11'10"

Bay fronted double glazed windows, radiator, wooden flooring, cast iron fireplace.

Dining Room 10'9" x 10'3"

Patio doors, radiator, wooden flooring.

Kitchen 9'2" x 8'0"

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

Utility Room 6'0" x 5'7"

Space for washing machine, door to garden.

First Floor Landing

Doors to three bedrooms and shower room.

Bedroom One 11'10" x 11'2"

Double glazed window, radiator, cast iron fireplace.

Bedroom Two 10'10" x 10'5"

Double glazed window, radiator, cast iron fireplace.

Bedroom Three 7'5" x 6'9"

Double glazed window, radiator.

Shower Room 8'4" x 7'11"

Shower cubicle, low level WC, hand wash basin, bidet, radiator, frosted double glazed window.

Outside Front

Small shingled garden enclosed by hedging with path to front door.

Outside Rear

Non-bisected garden with patio area, mature plants and shrubs, timber shed, enclosed by fencing with rear gate access.

Local Authority

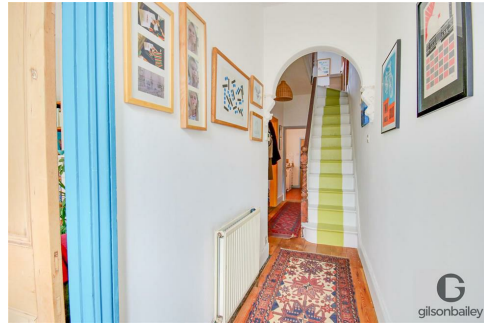
Norwich City Council, Tax Band B.


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		
(69-80) C		
(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.

<https://www.gilsonbailey.co.uk>
 01603764444