



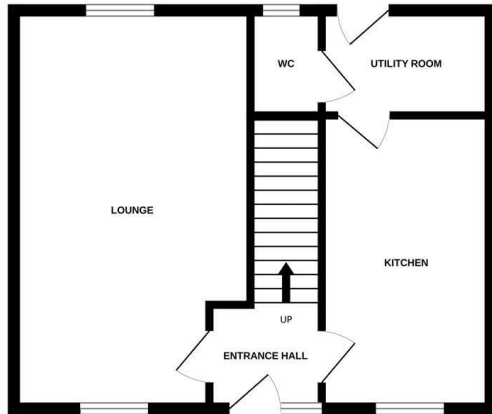
61 Purland Road | | Norwich | NR7 9DZ

Guide Price £200,000

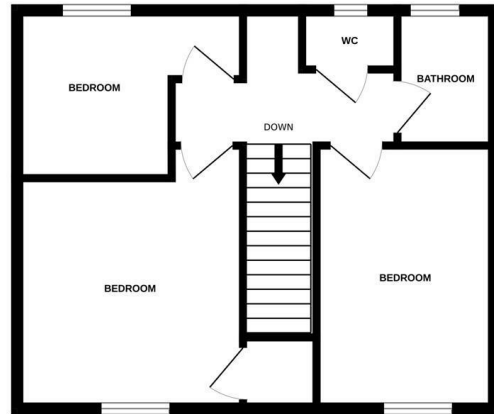
****GUIDE PRICE £200,000 - £210,000 PLENTY OF POTENTIAL AND NO ONWARD CHAIN**** Gilson Bailey are delighted to offer with NO ONWARD CHAIN this THREE BEDROOM, MID TERRACE HOUSE situated in the sought after Heartsease estate. Accommodation comprising entrance hall, lounge, kitchen, utility room and WC to the ground floor. On the first floor there are THREE BEDROOMS, a bathroom and WC off landing. Outside there is a lawned front garden and a good size rear garden with large rear gates offering the potential for off road parking. The house benefits from double glazing, gas heating but is in need of modernisation throughout. The property would make a great first time purchase so be quick to book a viewing to appreciate the potential on offer.



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

Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

Lounge 19'3" x 10'11"

Two double glazed windows, two radiators.

Kitchen 14'2" x 8'2"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and fridge, double glazed window, radiator.

Utility Room 8'2" x 4'7"

Space for washing machine, door to garden.

WC

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to three bedrooms, bathroom and WC.

Bedroom One 12'3" x 10'11"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 13'5" x 10'0"

Double glazed window, radiator.

Bedroom Three 11'7" x 8'3"

Double glazed window, radiator.

Bathroom 5'6" x 4'7"

Panelled bath with shower over, hand wash basin, frosted double glazed window.

WC

Low level WC, hand wash basin, frosted double glazed window.

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		82
(69-80) C		
(55-68) D	64	
(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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