



**27 Cedar Road | | Norwich | NR1 1HL**

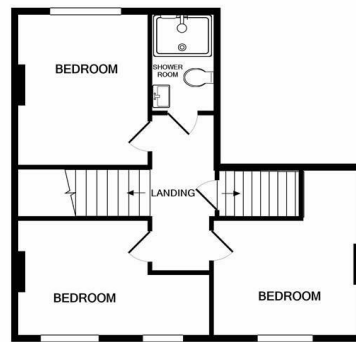
**Guide Price £255,000**

**\*\*LARGE END TERRACE HOUSE OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, THREE STOREY, END TERRACE HOUSE situated to the east of the city within walking distance to the City Centre and train station. Outside there is a small courtyard rear garden and permit parking is available to the front. The house benefits from double glazing, gas heating and is in EXCELLENT CONDITION THROUGHOUT. The property would make a great first time purchase so be quick to book a viewing.

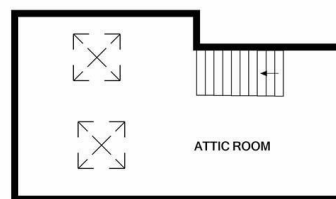




GROUND FLOOR  
APPROX. FLOOR  
AREA 614 SQ.FT.  
(57.0 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1337 SQ.FT. (124.2 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility 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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1ST FLOOR  
APPROX. FLOOR  
AREA 446 SQ.FT.  
(41.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 277 SQ.FT.  
(25.8 SQ.M.)

## Location

Located east of the historic Cathedral City centre in this highly desirable village, you are within easy access to a good selection of amenities including village shop, schools and doctors. There is good access out onto the A47 Southern Bypass, Broadland Business Park and Sainsbury's superstore in Thorpe St Andrew.

## Accommodation Comprises

Front door to:

### Entrance Hall

Door to:

### Lounge 24'6" x 11'11"

Two windows to front aspect, wood laminate floor, power points, tv point, coving, picture rails, staircase to first floor, two radiators, fireplace with brick inset, tiled hearth and decorative pine surround. Opening to:

### Dining Room 14'3" into recess x 9'0"

Coving, picture rail, tiled floor, radiator, power points, opening to storage cupboard. Archway to:

### Kitchen 14'0" x 5'8"

Window to rear aspect, range of wall and base units with rolled edge worksurfaces over, stainless steel single sink and drainer with taps over, wall mounted gas combination boiler serving domestic hot water and central heating system, stainless steel splashbacks, Range cooker, tiled floor, power points, coving, loft hatch. Opening to:

### Bathroom

Frosted window to side aspect, three piece suite comprising low level wc, pedestal hand wash basin and roll top bath with mixer shower over, tiled splashbacks, tiled floor, radiator.

### First Floor Landing

Doors to three bedrooms, shower room and stairs to attic room.

### Bedroom One 11'10" into recess x 10'3" into recess

Window to front aspect, radiator, power points, coving.

### Bedroom Two 13'10" into recess x 8'3" into recess

Two windows to front aspect, radiator, power points, coving.

### Bedroom Three 9'0" x 11'1" into recess

Window to rear aspect, radiator, power points, picture rail.

### Shower Room

Modern suite in white comprising of a double sized shower cubicle with 'rainfall' shower, WC and wash basin, radiator.

### Attic Room 22'11" x 10'6"

Velux window to front and rear aspects, power points, storage into eaves.

### Outside

Hardstanding courtyard area to the rear and a small front garden with path to front door.

### Local Authority


Norwich City Council, Tax Band B.

### Tenure

Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>54</b>	<b>77</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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>  
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