



126 Vale Green | | Norwich | NR3 2EL

Offers In Excess Of £155,000

****SPACIOUS TERRACE HOUSE IN A CUL-DE-SAC LOCATION TO THE NORTH OF NORWICH**** Gilson Bailey are pleased to offer this Three bedroomed mid terrace with accommodation comprising hallway, utility room, kitchen, lounge, conservatory with three bedrooms and bathroom off landing. There is on street parking and an enclosed rear garden. The property has uPVC double glazed windows and Economy 7 electric heating. The property would make an excellent first time purchase and an internal viewing is highly recommended!





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, fixtures and appliances shown here are not intended to be a guarantee as to their availability or condition and no guarantee is given. Made with Metropac (2022)

Location

Vale Green is situated close by to many local amenities including schooling, popular local shops, supermarkets and pubs and has great transport links to and from the city centre. There is ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises:

uPVC double glazed door to:

Entrance Area

Tiled floor to utility room and hallway.

Utility Room

uPVC double glazed window to side aspect, tiled flooring.

Entrance Hall

Staircase to first floor with doors to kitchen, lounge and cloakroom.

Cloakroom

Two piece suite comprising hand wash basin and low level wc, tiled floor.

Kitchen 9'3" x 11'6"

uPVC double glazed window to front aspect, wall and base units with worktops over, four ring electric oven and electric hob, one and a half bowl stainless steel sink and drainer with mixer tap, tiled floor, spaces for washing machine and dishwasher, tiled splashbacks, power points.

Lounge 15'8" x 13'5"

uPVC double glazed sliding patio doors to conservatory, power points, TV point, Economy 7 heaters.

Conservatory 14'6" x 10'0"

uPVC double glazed sliding door to rear aspect, power point, TV point, two uPVC double glazed windows.

Landing

Skylight, Economy 7 heater, doors to bedrooms one, two, three and airing cupboard.

Bedroom One 14'0" x 11'6"

Two uPVC double glazed windows to front aspect, Economy 7 heater, built-in wardrobe.

Bedroom Two 10'4" x 7'4"

uPVC double glazed window to rear aspect, power points, built-in wardrobes, Economy 7 panel heater.

Bedroom Three 9'6" x 8'0"

over points, built-in window to side aspect, Economy 7 panel heater.

Bathroom

Three piece suite comprising low level wc, pedestal hand wash basin and panelled bath with electric shower over, tiled splashbacks.

Front Garden

A small front garden with path to front door.

Rear Garden

Enclosed patioed garden.


Local Authority

Norwich City Council, Tax Band A

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band A

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.