



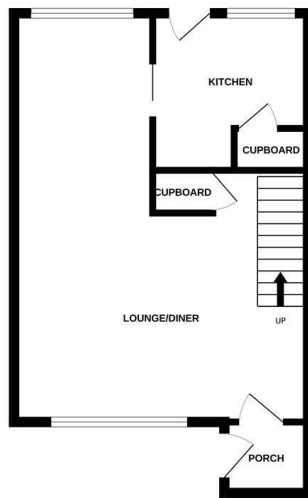
1 Jolly Gardeners Court | | Norwich | NR3 3HD

Offers In Excess Of £190,000

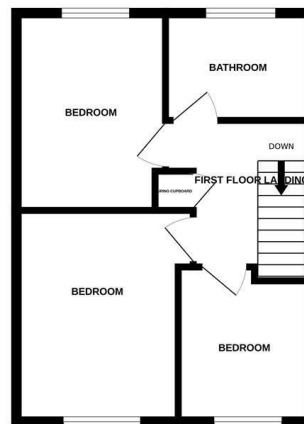
****IDEAL FIRST TIME PURCHASE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this PORCH ENTRANCE, THREE BEDROOM, END TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance porch, 'L' shaped lounge/diner and kitchen to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a small front garden, enclosed lawned rear garden and an EN-BLOC GARAGE providing off road parking. The house benefits from double glazing, hot air heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent 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.
Made with Metropix i5004

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 23'3" x 16'11"

Two double glazed windows, stairs to first floor.

Kitchen 8'10" x 18'3"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, washing machine and fridge, double glazed window, door to rear.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'11" x 10'4"

Double glazed window.

Bedroom Two 11'0" x 8'4"

Double glazed window.

Bedroom Three 8'9" x 7'5"

Double glazed window.

Bathroom 8'0" x 5'8"

Panelled bath, low level WC, hand wash basin, frosted double glazed window.

Outside Front

Small lawned front garden and an en-bloc garage.

Outside Rear

Lawned garden enclosed by brick walling with rear gate access.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold


Utilities

Superfast fibre broadband available.

Hot air heating.

Mains water and electrics.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	49	
(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