



14 Melrose Road | | NORWICH | NR4 7PN

£350,000

GUIDE PRICE: £350,000 - £375,000 ****NEWLY RENOVATED TERRACE ON A SOUGHT AFTER ROAD IN THE GOLDEN TRIANGLE**** Gilson Bailey are delighted to offer this **STUNNING, EXTENDED, PORCH ENTRANCE, TWO BEDROOM, MID TERRACE HOUSE** situated in the highly requested Golden Triangle area of Norwich. Accommodation comprising entrance porch, lounge with a wood burner, **OPEN PLAN MODERN KITCHEN/DINER** also with a wood burner and shower room to the ground floor. On the first floor there are **TWO DOUBLE BEDROOMS** with one having an **EN-SUITE BATHROOM**. Outside there is a small low maintenance front garden and a large, bisected rear garden with patio seating area. The house benefits from double glazing, gas heating with a newly fitted boiler, a large boarded loft space, **NO ONWARD CHAIN** and has been renovated throughout to a very high standard. The property would suit a wide array of buyers so be quick to book a viewing to appreciate the quality and location on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 such for any prospective purchase. The layout, contents and equipment shown here are based on the information as to best available or otherwise data for given. Made with MyPlan 12/2014

Location

The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Lounge 11'6" x 11'2"

Double glazed window, radiator, wood burner.

Kitchen/Diner 25'3" x 11'5"

Quality fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated dishwasher, space for washing machine and fridge/freezer, two radiators, wood burner, storage cupboard, motorised opening skylight window.

Shower Room 5'10" x 5'9"

Shower cubicle with rainfall shower, low level WC, hand wash basin, heated towel rail, velux window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'6" x 11'2"

Double glazed window, radiator.

Bathroom 7'2" x 5'7"

Panelled bath with rainfall shower over, low level WC, hand wash basin, radiator, double glazed window.

Bedroom Two 11'6" x 11'3"

Double glazed window, radiator, storage cupboard, loft hatch with pull down ladder and access to large boarded loft space.

Outside Front

Small low maintenance garden enclosed by brick walling with path to front door.

Outside Rear

Patio area leading to lawned garden enclosed by timber fencing.

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		87
(69-80) C	67	
(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

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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.