



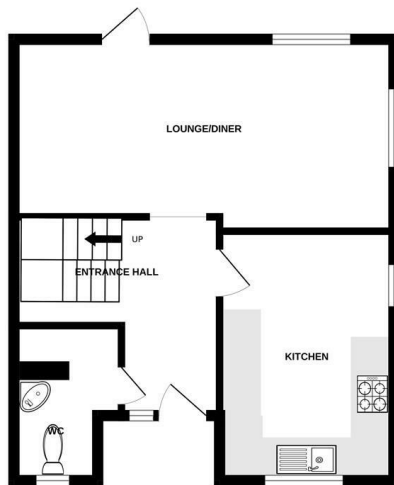
18 Notykin Street | | Norwich | NR5 9DN

£250,000

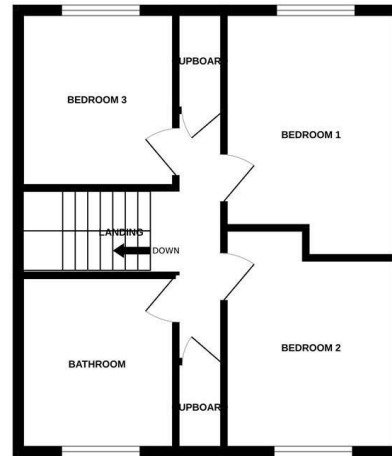
****RENOVATED END TERRACE HOUSE WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this STUNNING, THREE BEDROOM, END TERRACE HOUSE situated to the west of Norwich. Accommodation comprising entrance hall, lounge/diner, kitchen and WC/Utility area to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is on street parking and a good sized, enclosed rear garden. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment 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.
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Location

Notykin Street is close by to a good selection of local amenities including shops, supermarkets, Longwater retail park, schooling for all ages and doctors surgery. There are good public transport services to and from the city centre with ease of access to the Norfolk & Norwich University Hospital, University of East Anglia and A47 southern bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen, WC/Utility and stairs to first floor.

Lounge/Diner 19'11" x 10'0"

Double glazed window, patio doors, radiator.

Kitchen 13'1" x 9'2"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, space for washing machine, dishwasher and fridge/freezer, double glazed window, radiator.

WC/Utility 5'4" x 4'9"

Low level WC, hand wash basin, space for washing machine and tumble dryer, frosted double glazed window.

First Floor Landing

Doors to three bedrooms, two storage cupboards and bathroom.

Bedroom One 13'2" x 9'2"

Double glazed window, radiator.

Bedroom Two 10'0" x 9'2"

Double glazed window, radiator.

Bedroom Three 9'4" x 7'8"

Double glazed window, radiator.

Bathroom 7'8" x 7'8"

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

Outside

On street parking and an enclosed lawned rear garden with patio seating area, brick built storage shed and side gate access.

Local Authority

Norwich City Council, Tax Band B.


Tenure

Freehold

Utilities

Gfast 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	73	
(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

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.