



14 Kingsley Road | | Norwich | NR1 3RB

Guide Price £600,000

****GUIDE PRICE £600,000 - £625,000 SIMPLY STUNNING SUBSTANTIAL EDWARDIAN TERRACE ARRANGED OVER FOUR STOREYS**** Gilson Bailey are delighted to offer this **LARGE, BAY FRONTED, HALL ENTRANCE, FOUR STOREY TERRACE HOUSE** situated on a requested, tree lined, no-through road to the south of Norwich within walking distance to the City Centre. Accommodation comprising entrance hall, bay fronted lounge, dining room, utility room, sitting room and shower room to the ground floor with the basement level having a beautiful modern kitchen/diner. To the first floor there are three double bedrooms and a bathroom off landing and a further two double bedrooms to the second floor. Outside there is on street permit parking to the front and to the rear there is an enclosed courtyard garden with rear gate access. The house benefits from host of original features that include large sash windows, cast iron fireplaces, stripped wooden flooring, coving as well as a modern touch with new double glazing to the rear of the house and gas central heating. The property would suit a wide array of buyers so be quick to book a viewing to appreciate the size, quality and location on offer.





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 ©2024

Location

Kingsley Road is situated a short walk to the south of the city centre with all the amenities the city offers including restaurants, bars, coffee shops plus extensive shopping. There is good access to schooling for all ages, the University of East Anglia, the Norfolk & Norwich University Hospital, A11 & A47.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, shower room, sitting room and stairs to basement kitchen and first floor landing.

Lounge 15'1" x 12'8"

Large bay fronted sash windows, radiator, cast iron fireplace, wooden flooring.

Dining Room 12'3" x 10'8"

Sash window, radiator, wooden flooring.

Utility Room 7'11" x 7'9"

Sink and drainer, space for washing machine and tumble dryer, sash window, door to side.

Sitting Room 14'4" x 12'9"

Double doors to garden, radiators, cast iron fireplace, wooden flooring, stained glass windows and door.

Shower Room 7'6" x 5'10"

Walk in shower cubicle with rainfall shower, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Kitchen 14'3" x 12'3"

Quality fitted wall and base units with worktops over, sink and drainer, space for Range Cooker and fridge/freezer, radiator, double glazed window.

First Floor Landing

Doors to three bedrooms, bathroom and stairs to second floor.

Bedroom One 16'9" x 15'0"

Large bay fronted sash windows, round window, radiator, cast iron fireplace, wooden flooring.

Bedroom Two 13'1" x 10'9"

Double glazed window, radiator, wooden flooring.

Bedroom Three 12'8" x 10'4"

Double glazed window, radiator, cast iron fireplace, wooden flooring.

Bathroom 9'3" x 7'8"

Cast iron roll top bath, high level WC, hand wash basin, radiator/towel rail, two double glazed windows.

Second Floor Landing

With shelving storage, double glazed window and doors to two bedrooms.

Bedroom Four 15'9" x 12'2"

Sash window, radiator, wooden flooring.

Bedroom Five 10'7" x 9'10"

Double glazed window, radiator, wooden flooring, loft access with boarded floor and light.

Outside Front

On street permit parking and steps to front doors enclosed by iron railings.

Outside Rear

South facing paved courtyard garden, plant borders, enclosed by fencing and walling with rear gate access.

Local Authority

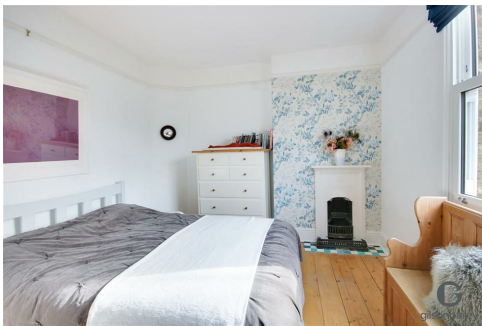
Norwich City Council, Tax Band D.


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 | | |
| (69-80) C | | 72 |
| (55-68) D | | |
| (39-54) E | 41 | |
| (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 D

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.