

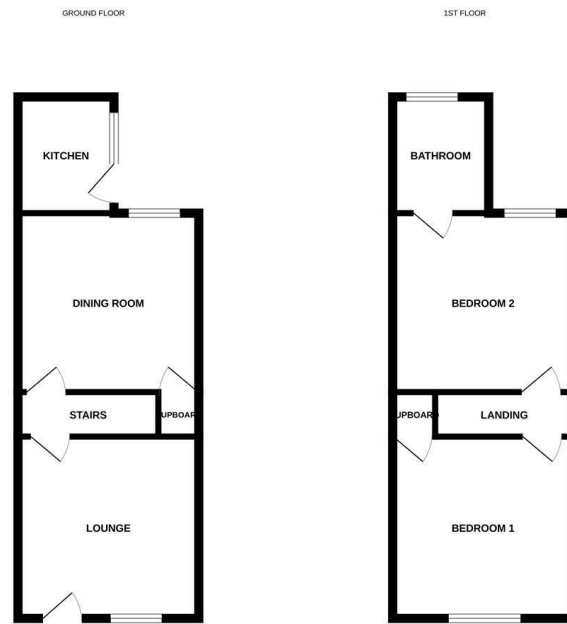


**73 Sprowston Road | | Norwich | NR3 4QJ**

**£190,000**

**\*\*NR3 TERRACE WITHIN WALKING DISTANCE TO THE CITY CENTRE\*\*** Gilson Bailey are delighted to offer with NO ONWARD CHAIN this, TWO BEDROOM, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising lounge, dining room and kitchen to the ground floor. On the first floor there are TWO BEDROOMS OFF LANDING with bedroom two having an EN-SUITE BATHROOM. Outside there is a low maintenance front garden and a bisected rear garden. The house benefits from gas heating. The property would be an ideal first-time purchase so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, ceiling, room and any other areas are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used in conjunction with any descriptive particulars. The price, layout and appearance shown here are not intended and no guarantee is given to the contrary.

### 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

Door to

#### Lounge 11'7" x 11'8"

Window, radiator door to

#### Inner Lobby

Stairs to first floor, door to

#### Dining Room 11'7" x 11'6"

Window, radiator, door to understairs cupboard and door to

#### Kitchen 6'1" x 7'5"

Wall and base units, single sink and drainer, space for cooker and washing machine, door to side

#### First Floor Landing

Doors to bedrooms one and two.

#### Bedroom One 11'7" x 11'7"

Window, radiator, door to cupboard.

#### Bedroom Two 11'7" x 11'7"

Window, radiator and door to

#### Bathroom

Three-piece suite, Low Level WC, hand wash basin, bath, radiator and window.

### Front Garden

Steps up to front door.

### Rear Garden

Rear Garden Bisected by pathway, enclosed courtyard garden, outhouse, enclosed by brick walling and timber fencing.

### Local Authority

Norwich City Council - Tax Band A

### Tenure

Freehold




**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) <b>A</b>			
(81-91) <b>B</b>			<b>88</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>41</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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.