

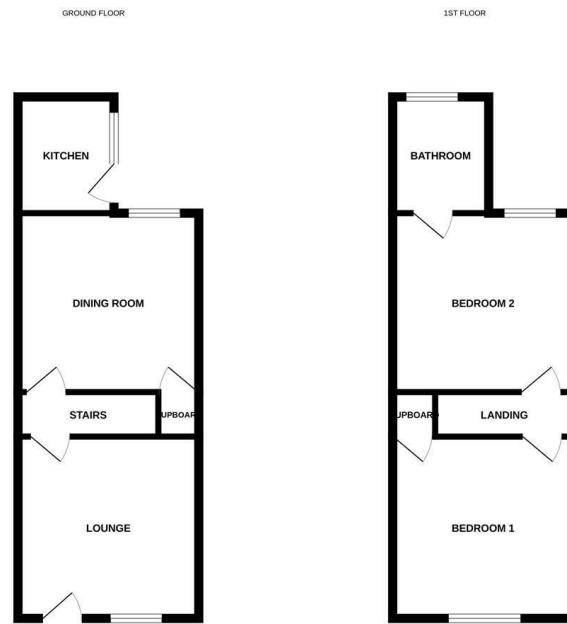


73 Sprowston Road | | Norwich | NR3 4QJ

Offers In Excess Of £180,000

****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 illustrative purposes only and should be used in conjunction with any prospective purchase. The price, layout and specifications shown have not been tested and no guarantee is given for the capability or efficiency of the system.
Made with Metaplan 12/2014

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


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(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 A

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.