

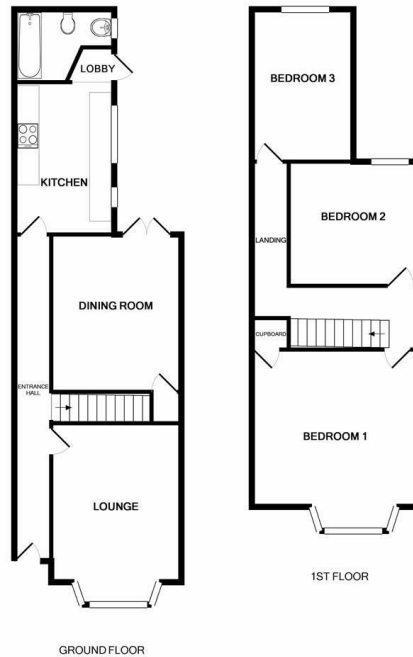


98 Rosebery Road | | Norwich | NR3 3AB

Price Guide £375,000

GUIDE PRICE: £375,000 - £400,000 ****STUNNING HALL ENTRANCE BAY FRONTED TERRACE ON A REQUESTED TREE-LINED ROAD**** Gilson Bailey are delighted to offer this **LARGE, HALL ENTRANCE, BAY FRONTED, THREE BEDROOM, MID TERRACE HOUSE** situated on a sought after road in the popular NR3 area of Norwich. Accommodation comprising entrance hall, bay fronted lounge, dining room, kitchen and bathroom to the ground floor. On the first floor there are **THREE DOUBLE BEDROOMS OFF LANDING**. Outside there is a low maintenance front garden and a large, non-bisected rear garden. The house benefits from double glazing, gas heating and a host of features that include stripped flooring, cast iron fireplaces, coving and picture rails. the property is in excellent condition throughout and makes a great family home so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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

A stone's throw from Waterloo Park, Rosebery Road is situated north of the Cathedral City centre of Norwich, just off St Clements Hill. You are within easy reach of a great selection of amenities including primary school, shops, local pubs and doctors. There is also easy access to the City Centre, Mousehold Heath and Norwich ring road.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, kitchen and stairs to first floor.

Lounge 14'8" into bay x 10'2"

uPVC double glazed bay window to front, radiator, coving, picture rails, radiator, cast iron fireplace with tiled inset and heart, shelving into recess.

Dining Room 10'2" x 12'5"

Stripped pine floor, under stairs storage cupboard, radiator, uPVC double glazed patio doors to rear, coving, picture rails.

Kitchen 7'10" x 12'0"

Two double glazed windows to side, range of wall and base units, single sink and drainer, space for washing machine, dishwasher, stainless steel fitted oven and hob, tiled floor. Wall mounted gas boiler, integral fridge/freezer, opening to lobby, door to side, door to:

Bathroom

Three piece suite comprising: low level w.c., pedestal hand wash basin, panelled bath with chrome mixer shower over, glazed shower screen, frosted double glazed window to side, velux window to rear.

First Floor Landing

Bedroom One 13'6" x 14'11" into bay

uPVC double glazed bay window to front, uPVC double glazed window to front, coving, cast iron fireplace, door to over stairs storage cupboard.

Bedroom Two 10'4" x 10'1"

Double glazed window to rear, radiator.

Bedroom Three 7'11" x 11'10"

uPVC double glazed window to rear, radiator, cast iron fireplace.

Outside Front

Enclosed front garden with Victorian style path to front door.

Outside Rear

Patio extending to lawned garden area with mature plants, shrubs and climbers, timber panel fencing, timber garden shed, gate giving access to rear.

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		82
(69-80) C		
(55-68) D	60	
(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.