



85 Churchill Road | | Norwich | NR3 4PZ

Guide Price £230,000

****GUIDE PRICE £230,000 - £240,000 EXTENDED NR3 TERRACE**** Gilson Bailey are delighted to offer with NO ONWARD CHAIN this WELL PRESENTED, THREE BEDROOM, MID TERRACE HOUSE located in the popular NR3 area of Norwich with accommodation comprising, entrance porch, extended lounge, dining room, kitchen and bathroom to the ground floor. On the first floor there are two bedrooms off landing with bedroom three off bedroom two. Outside there is a low maintenance front garden and a bisected rear garden. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, heights, areas 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 in conjunction with any preparation purchase. The services, fixtures and appliances shown here have not been tested and no guarantee as to their availability or efficiency can be given.
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Location

Churchill Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath and the Norwich Ring Road.

Accommodation Compises

Front door to:

Entrance Porch

Door to:

Lounge 15'11" x 11'8"

Double glazed window to front, two radiators, cast iron fireplace.

Dining Room 11'10" x 11'8"

Double glazed window to rear, radiator, under stairs storage cupboard.

Kitchen 9'10" x 6'11"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and washing machine, double glazed window to side.

Bathroom 6'7" x 5'2"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'10" x 11'8"

Double glazed window to front, radiator, storage cupboard.

Bedroom Two 11'10" x 11'9"

Double glazed window to rear, radiator.

Bedroom Three 9'10" x 7'0"

Double glazed window to rear, radiator, boiler.

Outside Front

Low maintenance garden enclosed by brick walling.

Outside Rear

Bisected garden enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band A.


Tenure

Freehold

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.