

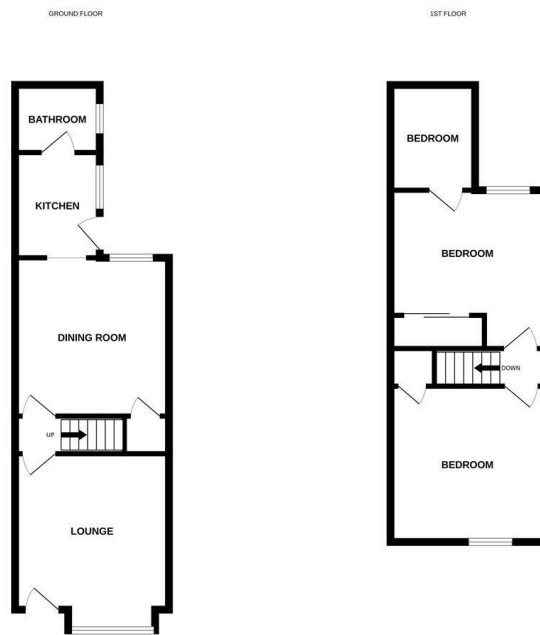


81 Portersfield Road | | Norwich | NR2 3JU

Guide Price £260,000

****GUIDE PRICE 260,000 - £270,000 BAY FRONTED TERRACE IN THE HEART OF THE GOLDEN TRIANGLE**** Gilson Bailey are delighted to offer this WELL PRESENTED, BAY FRONTED, THREE BEDROOM, MID TERRACE HOUSE situated in the highly requested Golden Triangle area of Norwich. Accommodation comprising 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 small low maintenance front garden and a raised, private, 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 floorplans contained here, measurements of walls, windows, doors and any other items are approximate and not responsible to them for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given. Made with Neotape 12/24

Location

The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises

Front door to:

Lounge 13'5" x 11'8"

Double glazed window, radiator, gas fire.

Dining Room 12'0" x 11'8"

Double glazed window, radiator, storage cupboard.

Kitchen 7'11" x 6'5"

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

Bathroom 7'11" x 5'0"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'8" x 11'5"

Double glazed window, radiator, storage cupboard.

Bedroom Two 12'0" x 11'8"

Double glazed window, radiator.

Bedroom Three 7'11" x 6'6"

Double glazed window, radiator.

Outside Front

Small low maintenance garden with steps to front door.

Outside Rear

Raised paved garden with mature plants and shrubs, enclosed by hedging and fencing.

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 | | 85 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (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.

<https://www.gilsonbailey.co.uk>
01603764444