

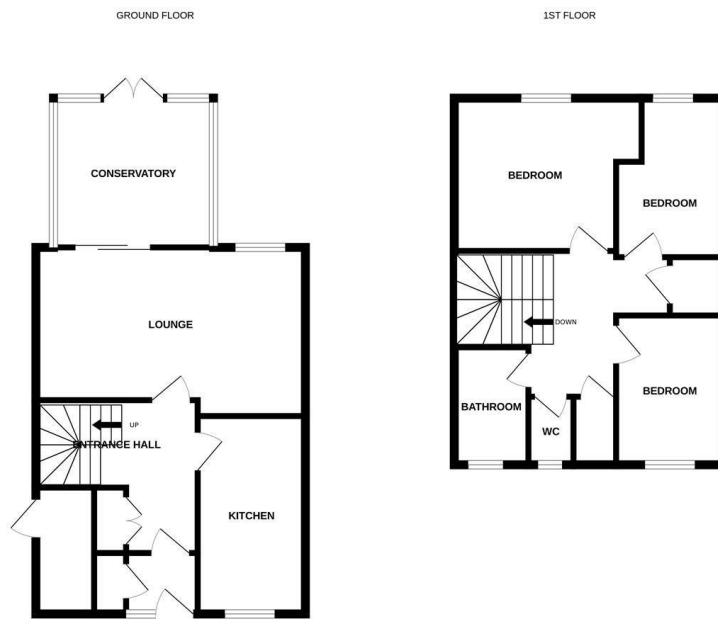


76 Swafield Street | | Norwich | NR5 9EA

Guide Price £200,000

****GUIDE PRICE £200,000 - £215,000 EXTENDED END TERRACE HOUSE WITH OFF ROAD PARKING AND NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this **THREE BEDROOM, END TERRACE HOUSE** situated to the west of Norwich close by to the University and Hospital. Accommodation comprising entrance hall, lounge, kitchen and conservatory to the ground floor. On the first floor there are **THREE BEDROOMS**, bathroom and WC off landing. Outside there is a **DRIVEWAY** to the side providing off road parking leading to an enclosed, paved rear garden. The house benefits from double glazing, gas heating and is **OFFERED WITH NO ONWARD CHAIN**. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors 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 inspected nor guaranteed as to their condition or efficiency nor to be given. Made with Metropac CC021

Location

Swafield Street is within easy reach of both the University of East Anglia and Norfolk and Norwich University Hospital and close by to many other local amenities. There are regular bus links to and from the city centre with ease of access to Longwater Retail Park, A47 southern bypass and A11.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to storage cupboard, lounge, kitchen and stairs to first floor.

Lounge 17'8" x 9'3"

Double glazed window, sliding patio doors, radiator.

Kitchen 13'0" x 7'0"

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

Conservatory 10'4" x 10'2"

Double glazed construction with doors to garden.

First Floor Landing

Doors to three bedrooms, bathroom and WC.

Bedroom One 12'2" x 9'3"

Double glazed window, radiator.

Bedroom Two 10'1" x 6'11"

Double glazed window, radiator.

Bedroom Three 9'10" x 6'11"

Double glazed window, radiator.

Bathroom 7'9" x 4'9"

Panelled bath, hand wash basin, radiator, frosted double glazed window.

WC

Low level WC, frosted double glazed window.

Outside Front

Driveway providing off road parking.

Outside Rear

Enclosed paved garden with side gate access.

Local Authority

Norwich City Council, Tax Band B.


Tenure

Freehold

Utilities

Superfast fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(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.

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