



1 Belvedere Place | | Norwich | NR4 7PP

£270,000

****RARELY AVAILABLE TOWNHOUSE IN SOUGHT AFTER LOCATION JUST OFF NEWMARKET ROAD**** Gilson Bailey are delighted to offer this THREE BEDROOM, THREE STOREY, END TOWNHOUSE situated in a highly requested area to the south of Norwich. Accommodation comprising entrance hall, bedroom and shower room to the ground floor. On the first floor there is a lounge/diner with a BALCONY, kitchen and bedroom and to the second floor there is another bedroom and bathroom off landing. Outside there are communal lawned gardens to front and rear access to an INTEGRAL GARAGE. The townhouse 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 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

Belvedere Place is within easy reach of private and state schooling for all ages, local amenities including popular shops, pubs, restaurants and local parks. There are regular bus routes to and from the vibrant and cultural city centre with ease of access to the Norfolk & Norwich Hospital, University of East Anglia, A47 southern bypass and A11, You are within walking distance of Eaton with a further range of amenities to include Waitrose supermarket.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to bedroom, shower room, garage and stairs to first floor.

Bedroom Three 8'2" x 7'7"

Double glazed window, radiator, built in cupboard.

Shower Room 7'7" x 5'4"

Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

First Floor Landing

Open access to:

Lounge/Diner 19'1" x 13'10"

Sliding patio doors to balcony, radiator, stairs to second floor.

Kitchen 10'4" x 6'10"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, space for fridge and washing machine, double glazed window.

Bedroom Two 10'4" x 6'8"

Double glazed window, radiator, built in cupboard.

Second Floor Landing

Doors to bedroom, bathroom and cupboards.

Bedroom One 12'5" x 10'1"

Double glazed window, radiator, built in cupboard.

Bathroom 6'11" x 6'2"

Panelled bath with shower over, low level WC, hand wash basin, radiator, Velux window.

Outside

Communal lawned gardens and rear access to:

Garage 15'7" x 12'11"

With outside cupboard.

Local Authority

Norwich City Council, Tax Band C.


Tenure

Freehold

Utilities

Superfast 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		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.