



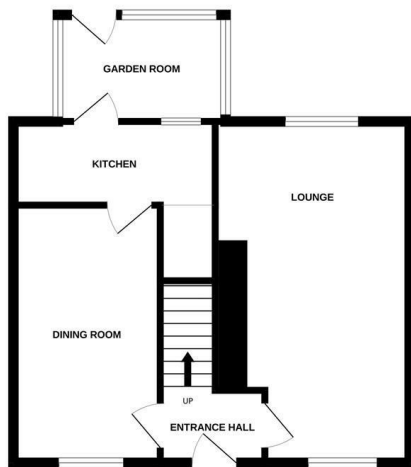
**72 Salhouse Road | | Norwich | NR7 9DN**

**£230,000**

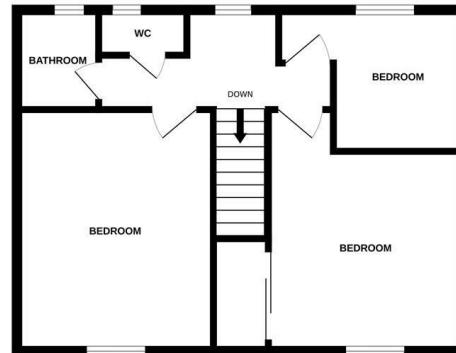
**\*\*IDEAL FIRST TIME PURCHASE WITH OFF ROAD PARKING AND NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this THREE BEDROOM, OVER PASSAGE, MID TERRACE HOUSE situated on the edge of the popular Heartsease estate to the north/east of Norwich. Accommodation comprising entrance hall, lounge, dining room, kitchen and garden room to the ground floor. On the first floor there are THREE BEDROOMS, a bathroom and WC off landing. Outside there is a shingled front garden and an WELL MAINTANIED, ENCLOSED REAR GARDEN with rear access for OFF ROAD PARKING SPACE. The house benefits from double glazing, gas heating (NEW COMBI BOILER FITTED IN 2023) and is OFFERED WITH NO ONWARD CHAIN. The property would make a great first time purchase so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



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

Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

## Accommodation Comprises

Front door to:

### Entrance Hall

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

### Lounge 19'3" x 10'11"

Two double glazed windows, two radiators.

### Dining Room 14'3" x 8'0"

Double glazed window, radiator.

### Kitchen 11'4" x 4'7"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and washing machine, double glazed window, under stairs storage cupboard.

### Garden Room 9'2" x 6'0"

Double glazed PVC construction with door to garden.

## First Floor Landing

Doors to three bedrooms, bathroom and WC.

### Bedroom One 13'6" x 10'0"

Double glazed window, radiator.

### Bedroom Two 12'5" x 10'11"

Double glazed window, radiator, built in wardrobe.

### Bedroom Three 11'6" x 8'2"

Double glazed window, radiator.

### Bathroom 5'6" x 4'7"

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

### WC

Low level WC, frosted double glazed window.

### Outside Front

Shingled garden and path to front door.

### Outside Rear

Lawned garden, patio seating area, mature plants and shrubs, timber shed, enclosed by timber fencing with rear access for off road parking space.

### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Norwich City Council, Tax Band B

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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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