

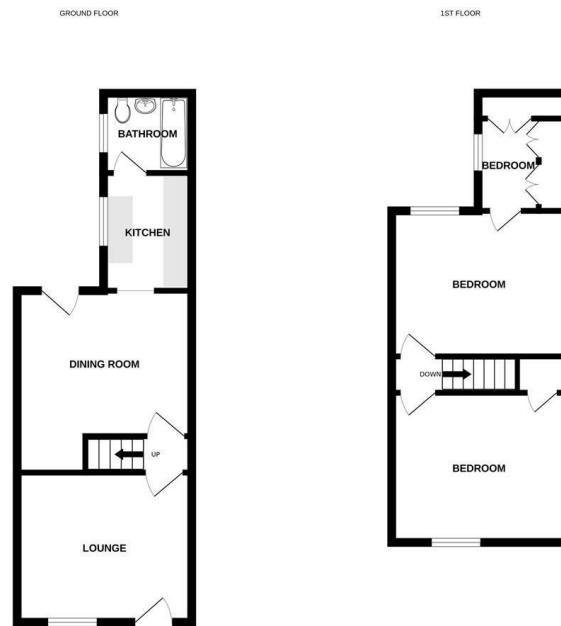


20 Leonard's Street | | Norwich | NR3 3BW

Guide Price £190,000

EXCELLENT FIRST TIME PURCHASE WITHIN WALKING DISTANCE TO THE CITY CENTRE** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, MID TERRACE HOUSE situated in the highly sought after NR3 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 (currently in use as a walk-in wardrobe with fitted wardrobes and storage) off bedroom two. Outside there is on-street permit parking to the front and a paved, 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 plans, sections, views 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 here are not intended and no guarantee as to their operation or condition can be given.
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Location

Leonards Street 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, NDR and the Norwich Ring Road.

Accommodation Comprises

Front door to:

Lounge 11'9" x 10'1"

Double glazed window, radiator.

Dining Room 11'8" x 10'0"

Door to rear, radiator.

Kitchen 7'11" x 6'0"

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

Bathroom 5'9" x 5'4"

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 10'1"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'7" x 10'2"

Double glazed window, radiator.

Bedroom Three 6'3" x 3'9"

Double glazed window, fitted wardrobes.

Outside Front

On-street permit parking parking.

Outside Rear

Bisected, paved garden, timber shed, enclosed by walling and 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	68	
(55-68) D		
(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 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.