

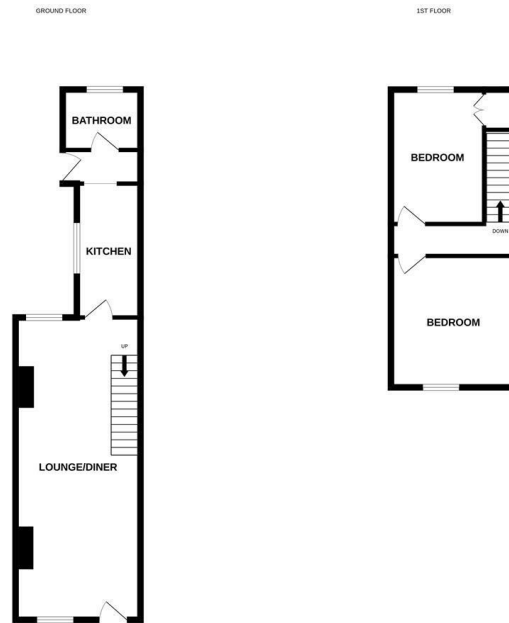


32 Wingfield Road | | Norwich | NR3 3HF

Offers In Excess Of £195,000

****END TERRACE HOUSE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, END TERRACE HOUSE situated on a sought after road in the popular NR3 area of Norwich. Accommodation comprising open plan lounge/diner, kitchen and bathroom to the ground floor. On the first floor there are TWO BEDROOMS OFF LANDING. Outside there is a low maintenance front garden and a NON-BISECTED REAR GARDEN with side gate access. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make a great 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 floorplans contained herein, measurements of floors, bedrooms, rooms and any other areas are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown are not guaranteed and no guarantee is given as to their operability or efficiency. ©2024 Gilson Bailey Norwich, UK

Location

Wingfield Road 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/Diner 27'5" x 11'3"

Two double glazed windows, radiator.

Kitchen 12'2" x 6'4"

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

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 12'0" x 11'3"

Double glazed window, radiator.

Bedroom Two 12'4" x 8'3"

Double glazed window, radiator, storage cupboard.

Outside Front

Low maintenance garden enclosed by walling with path to front door.

Outside Rear

Non-bisected lawned garden enclosed by walling and fencing with side gate access.

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		83
(69-80) C	66	
(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 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.