



89 Rosebery Road | | Norwich | NR3 3AB

Price Guide £245,000

GUIDE PRICE: £245,000 - £255,000 ****BAY FRONTED TERRACE HOUSE ON A REQUESTED TREE-LINED ROAD**** Gilson Bailey are delighted to offer this **WELL PRESENTED, THREE BEDROOM, PORCH ENTRANCE, BAY FRONTED, MID TERRACE HOUSE** situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance porch, lounge, dining room, modern kitchen and bathroom to the ground floor. On the first floor there are two bedrooms off landing with bedroom three off bedroom two. Outside there is a small low maintenance front garden and a **NON-BISECTED 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 so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, ceiling, height and any other items are approximate and not guaranteed to match the actual dimensions or measurements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown here are not intended and no guarantee as to their availability or otherwise can be given.
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Location

A stone's throw from Waterloo Park, Rosebery Road is situated north of the Cathedral City centre of Norwich, just off St Clements Hill. You are within easy reach of a great selection of amenities including primary school, shops, local pubs and doctors. There is also easy access to the City Centre, Mousehold Heath and Norwich ring road.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Lounge 13'6" x 11'5"

Bay fronted double glazed window, radiator, fireplace.

Dining Room 11'5" x 11'4"

Double glazed window, radiator.

Kitchen 9'10" x 6'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer washing machine and dishwasher, double glazed window, double glazed window, door to side.

Bathroom 5'3" x 5'2"

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 11'5" x 11'5"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'6" x 11'5"

Double glazed window, radiator.

Bedroom Three 10'0" x 7'1"

Double glazed window, radiator.

Outside Front

Low maintenance garden with path to front door.

Outside Rear

Artificial grass, timber decking, enclosed by walling and fencing.

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		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.