

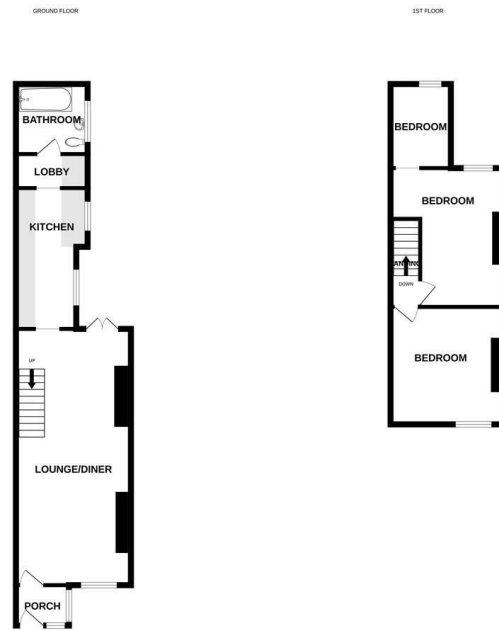


**20 Grant Street | | Norwich | NR2 4HA**

**Guide Price £210,000**

**\*\* GUIDE PRICE £210,000 - £220,000 WALKING DISTANCE TO THE CITY CENTRE AND NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this **THREE BEDROOM, PORCH ENTRANCE, MID TERRACE HOUSE** situated just off Dereham Road to the west of Norwich. Accommodation comprising entrance porch, open plan lounge/diner, kitchen and modern 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 low maintenance front garden and a paved, 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 or buy-to-let investment so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of walls, windows, doors 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 for any prospective purchase. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their condition or efficacy can be given.  
Made with Metaplan 12/2024

## Location

Grant Street is situated a short walk from popular shops, pubs and restaurants with ease of access to the city centre via public transport links. There is good access to the University of East Anglia, Norfolk & Norwich University Hospital and Norwich Ring Road.

## Accommodation Comprises

Front door to:

### Entrance Porch

Door to:

### Lounge/Diner 25'1" x 11'5"

Double glazed window, two radiators, patio doors.

### Kitchen 13'11" x 6'11"

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

### Bathroom 6'10" x 6'9"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### First Floor Landing

Doors to two bedrooms.

### Bedroom One 11'6" x 11'5"

Double glazed window, radiator.

### Bedroom Two 13'5" x 11'3"

Double glazed window, radiator.

### Bedroom Three 9'0" x 5'11"

Double glazed window, radiator.

## Outside Front

Low maintenance garden with path to front door.

## Outside Rear

Bisected, paved garden enclosed by timber 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.