



51 Winter Road | | Norwich | NR2 3RR

Offers In Excess Of £215,000

****EXTENDED MID TERRACE WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this EXTENDED, THREE BEDROOM, MID TERRACE HOUSE situated in the highly requested Golden Triangle area of Norwich. Accommodation comprising lounge, dining room, kitchen, lean to and shower room 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 LARGE, BISECTED REAR GARDEN that backs onto the tranquil Earlham parkland cemetery. The house benefits from double glazing, gas heating, NO ONWARD CHAIN but is in need of some modernisation throughout. 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 description contained here, measurements of data, location, views and any other items are approximate and not responsible to make for any error, omission or misstatement. The plan is for illustrative purposes only and should be used in conjunction with any professional guidance. The services, fixtures and appliances shown here are not intended to be guaranteed as to their availability or otherwise, unless given. Made with Metaphor 2024

Location

The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises

Front door to:

Lounge 15'3" x 11'2"

Double glazed window, radiator.

Dining Room 11'2" x 11'2"

Door to rear, radiator.

Kitchen 8'2" x 6'6"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and fridge, single glazed window.

Shower Room 8'4" x 6'0"

Walk-in shower, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'3" x 11'3"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'3" x 11'3"

Double glazed window, radiator.

Bedroom Three 8'2" x 6'6"

Double glazed window, radiator.

Outside Front

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

Outside Rear

Patio area, lawned garden, mature plants and shrubs, timber shed, enclosed by 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		86
(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	

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.

<https://www.gilsonbailey.co.uk>
 01603764444