



**53 Alexandra Road | | Norwich | NR2 3EA**

## **Offers In Excess Of £225,000**

ON THE EDGE OF THE GOLDEN TRIANGLE WITHIN WALKING DISTANCE TO THE CITY CENTRE\*\* Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, MID TERRACE HOUSE situated in a prime west city location. Accommodation comprising lounge, dining room, kitchen and MODERN FITTED 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 LARGE REAR GARDEN ideal for entertaining. 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.







Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metaplan 12/02/02

### 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 11'3" x 11'3"

Double glazed window, radiator.

#### Dining Room 11'3" x 10'2"

Door to rear, radiator, storage cupboard.

#### Kitchen 8'0" x 5'6"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge, washing machine and dishwasher, double glazed window, boiler.

#### Bathroom

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 11'5" x 11'3"

Double glazed window, radiator, cast iron fireplace.

#### Bedroom Two 11'3" x 10'4"

Double glazed window, radiator.

#### Outside Front

Low maintenance garden with path to front door.

#### Outside Rear

Lawned garden, patio seating area, greenhouse, timber shed, enclosed by timber 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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	

**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.

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