

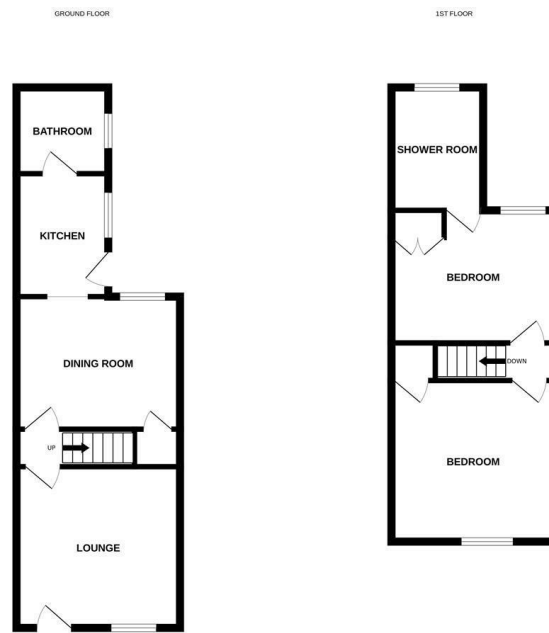


**46 Livingstone Street | | NORWICH | NR2 4HE**

**£240,000**

**\*\*EXCELLENT FIRST TIME PURCHASE WITH WALKING DISTANCE TO THE CITY CENTRE\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, END TERRACE HOUSE situated to the west of Norwich. Accommodation comprising lounge, dining room, kitchen and bathroom to the ground floor. On the first floor there are TWO BEDROOMS OFF LANDING with bedroom two having an EN- SUITE SHOWER ROOM. Outside there is a low maintenance front garden and a mature, bisected rear garden. The house benefits from double glazing, gas heating, high ceilings and is in excellent condition throughout. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing to appreciate the location on offer.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser, contractor and solicitor shall verify the accuracy of the plan and any other details or dimensions contained therein. Made with Metagen CAD20

## Location

Livingstone Street is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great access to and from the City centre. You are also within easy access to the University of East Anglia, the Norfolk and Norwich University Hospital and Norwich Ring Road.

## Accommodation Comprises

Front door to:

### Lounge 12'0" x 11'10"

Double glazed window, radiator, fireplace.

### Dining Room 11'11" x 9'8"

Double glazed window, radiator, fireplace, storage cupboard.

### Kitchen 8'11" x 6'7"

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, door to side.

### Bathroom 6'9" x 6'3"

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 12'0" x 11'11"

Double glazed window, radiator, storage cupboard.

### Bedroom Two 12'2" x 9'11"

Double glazed window, radiator, storage cupboard.

### Shower Room 8'11" x 6'9"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

## Outside Front

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

## Outside Rear

Bisected garden with seating area, mature plants and shrubs, timber shed, 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>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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 B

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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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