



**547 Sprowston Road | | Norwich | NR3 4AD**

**Guide Price £185,000**

**\*\*GUIDE PRICE £185,000 - £195,00 CALLING ALL FIRST TIME BUYERS\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, END TERRACE HOUSE located in the highly sought-after NR3 area, just north of Norwich city centre. Ideal for first-time buyers or investors, the property boasts the advantage of being within walking distance to the city centre, a spacious garden, close to local amenities, and is OFFERED WITH NO ONWARD CHAIN.

The ground floor features a comfortable lounge, dining room, kitchen, and bathroom. Upstairs, there are two generous double bedrooms, with the third bedroom accessible via the main bedroom. Outside, you'll find permit parking on the street and a pathway leading to the front entrance. The rear of the property offers a larger-than-average garden, perfect for outdoor enjoyment.





While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, wall, ceiling, window and other items are approximate and not responsible 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, fixtures and fittings shown hereon are not intended and are provided as to their availability or otherwise on the plans.  
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### Location

Sprowston Road is within walking distance of the City centre, located close by to many local amenities including schooling, popular local pubs, shops, restaurants and supermarkets. There is ease of access to the Norwich Ring Road, NDR, Norwich international Airport and Norwich train station.

### Accommodation Comprises

Front door to:

#### Lounge 11'7 x 11'2

Door to the front, double glazed windows to the front & side aspects, radiator, TV point and wooden flooring.

#### Dining Room 11'8 x 11'8

Double glazed windows to the rear & side aspects, laminated flooring, radiator and storage cupboard.

#### Kitchen 8'4 x 6'5

Stainless steel 1 size bowl sink, wall & base units with work surfaces over, electric oven & hob, boiler, space for a washing machine & fridge/freezer and laminated flooring.

#### Bathroom

Bath with shower over, radiator, wash hand basin, W/C, vinyl flooring and double glazed window to the side aspect.

#### Bedroom One 11'8 x 11'8

Double glazed windows to the side and rear aspects, carpeted flooring and radiator.

#### Bedroom Two 11'7 x 11'2

Double glazed windows to the front and side aspects, carpeted flooring and radiator.

#### Bedroom Three 8'10 x 6'5

(Off bedroom 1) - Double glazed window to the rear aspect, radiator and carpeted flooring.

#### Outside Front

Low maintenance garden with path to front door.

#### Outside Rear

larger than average bisected garden with two garden sheds, a shingled area, a lawned area and a gate to the front.

#### 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>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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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