



**76 Waterloo Road | | Norwich | NR3 1EW**

**Guide Price £190,000**

**\*\*GUIDE PRICE £190,000 - £200,000 NR3 TERRACE OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this THREE BEDROOM, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich within walking distance to the City Centre. Accommodation comprising lounge, dining room, kitchen, shower room and rear porch 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. 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 description contained here, measurements of dates, locations, heights and any other facts are approximate and not responsible to any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any professional guidance. The services, systems and appliances shown here are not intended to be guaranteed as to their availability or efficiency unless otherwise stated.  
Made with Metaplan 2020

### Location

Waterloo Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath, NDR and the Norwich Ring Road.

### Accommodation Comprises

Front door to:

#### Lounge 10'10" x 10'9"

Double glazed window, radiator.

#### Dining Room 11'4" x 10'9"

Radiator, storage cupboard.

#### Kitchen 8'2" x 6'0"

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

#### Shower Room 6'0" x 5'1"

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

#### Rear Porch

Door to garden.

#### First Floor Landing

Doors to two bedrooms.

#### Bedroom One 10'10" x 10'10"

Double glazed window, radiator, storage cupboard.

#### Bedroom Two 11'2" x 10'11"

Double glazed window, radiator.

#### Bedroom Three 8'7" x 6'2"

Double glazed window, radiator.

#### Outside Front

Low maintenance shingled garden with path to front door.

#### Outside Rear

Large bisected garden 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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