



**132 Sprowston Road | | Norwich | NR3 4QH**

**Guide Price £200,000**

**\*\*GUIDE PRICE £200,000 - £210,000 NR3 TERRACE WITHIN WALKING DISTANCE TO THE CITY CENTRE\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, PORCH ENTRANCE, THREE BEDROOM, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance porch, lounge, dining room, kitchen and bathroom 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 good sized, bisected rear garden with brick built storage shed. 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 floorplans contained herein, measurements of floors, ceilings, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown here are not guaranteed and no guarantee is given to their availability or otherwise in the future. Made with MyPlan 2020.

### 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:

#### Entrance Porch

Door to:

#### Lounge 12'2" x 11'2"

Double glazed window, radiator.

#### Dining Room 14'11" x 12'4"

Double glazed window, radiator.

#### Kitchen 7'11" 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, boiler.

#### Bathroom 8'7" x 4'3"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed windows.

### First Floor Landing

Doors to two bedrooms.

#### Bedroom One 12'3" x 11'3"

Double glazed window, radiator, storage cupboard.

#### Bedroom Two 12'4" x 11'10"

Double glazed window, radiator.

#### Bedroom Three 11'6" x 6'6"

Double glazed window, radiator.

### Outside Front

Low maintenance garden with a path to front door.

### Outside Rear

Bisected lawned garden with brick built storage 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>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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	

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Norwich City Council, Tax Band B

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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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