

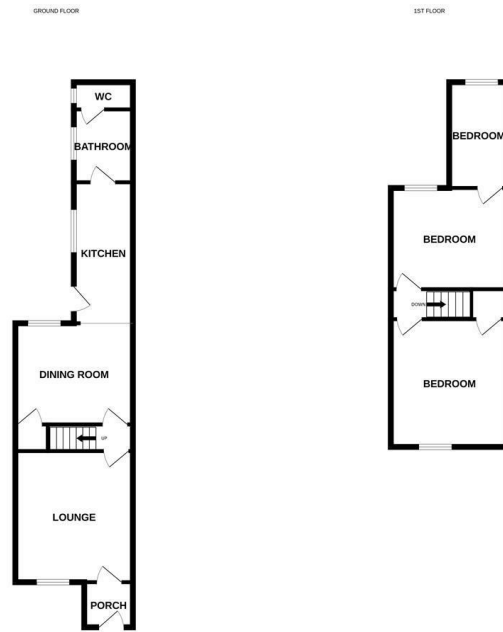


71 West End Street | | Norwich | NR2 4DP

Guide Price £220,000

****GUIDE PRICE £220,000 - £230,000 END TERRACE HOUSE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this PORCH ENTRANCE, THREE BEDROOM, END TERRACE HOUSE situated to the west of the City. Accommodation comprising entrance porch, lounge, dining room, larger than average kitchen, bathroom and WC to the ground floor. On the first floor there are two bedrooms off land with bedroom three off bedroom two. Outside there is a low maintenance front garden and a NON-BISECTED REAR GARDEN with side gate access. 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 floorplan contained herein, measurements of walls, windows, doors 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 for any prospective purchase. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metaplan 12/2018

Location

West End Street is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the City centre. There is also good access to the University of East Anglia, Norfolk and Norwich University Hospital and the Norwich Ring Road.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Lounge 13'3" x 11'10"

Double glazed window, radiator.

Dining Room 11'4" x 10'3"

Double glazed window, radiator, storage cupboard.

Kitchen 14'3" x 5'10"

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

Bathroom 7'4" x 5'9"

Panelled bath with shower over, hand wash basin, frosted double glazed window.

WC

Low level WC, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 12'7" x 11'11"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'7" x 10'3"

Double glazed window, radiator.

Bedroom Three 10'7" x 6'0"

Double glazed window.

Outside Front

Low maintenance garden with path to front door.

Outside Rear

Non-bisected paved garden enclosed by walling and fencing with side gate access.

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) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

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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.