



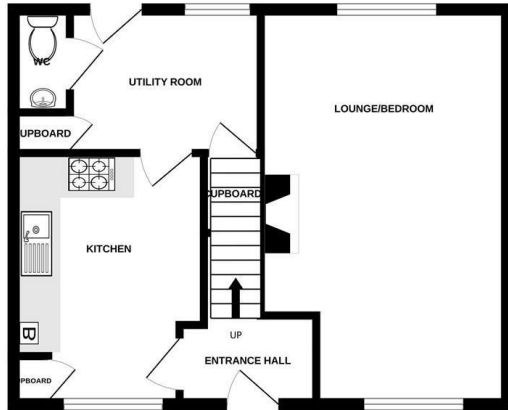
**49 Peckover Road | | Norwich | NR4 7BP**

## **Price Guide £290,000**

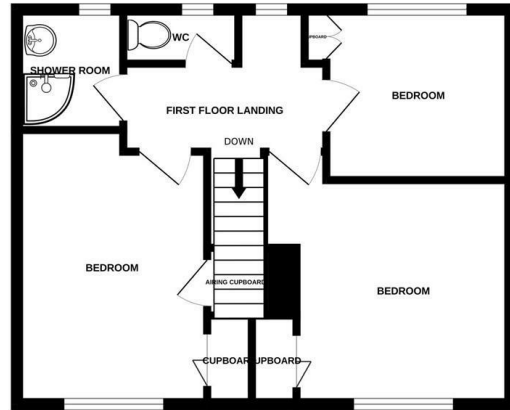
GUIDE PRICE: £290,000 - £300,000 **\*\*NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this well presented **THREE BEDROOM (POTENTIAL TO BE FOUR BEDROOM)** house situated close to the UEA. accommodation comprises of an **ENTRANCE HALL, KITCHEN, LIVING ROOM** with the potential to be split into another bedroom, WC and **UTILITY ROOM** to the ground floor. On the first floor there is **THREE BEDROOMS, WC** and a **SHOWER ROOM**. Outside to the front there is a driveway providing ample off road parking and a garage. To the rear there is a private enclosed rear garden. The property benefits from UPVC windows and gas central heating. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location

### Accommodation Comprises

Door to

### Entrance Hall

Part glazed UPVC, door to kitchen and living room, stairs to first floor and radiator.

### Living Room 9'6" x 7'2"

UPVC window, tiled floor, door to garden, two built in storage cupboards. Radiator.

### Kitchen 12'1" x 9'2"

Fitted wall and base units with worktops over, gas hob, oven, cooker hood space for washing machine and fridge/freezer. UPVC window and door to

### Utility Room

### WC

Low level WC and hand wash basin.

### First Floor Landing

Doors to three bedrooms, shower room and separate WC.

### Bedroom One 12'5" x 10'5"

UPVC, built in wardrobe, radiator.

### Bedroom Two 12'1" x 9'2"

UPVC window, built in wardrobe, radiator.

### Bedroom Three 8'10" x 8'10"

UPVC window, radiator.

### WC

Low level WC.

### Shower Room

Corner shower and wash basin. Inset spot lighting, radiator, frosted window.

### Outside Front

Private driveway and single garage.

### Outside Rear

Fully maintained enclosed rear garden, large timber shed.

### Tenure


Freehold

### Local Authority

Norwich City Council - Tax Band B

### Utilities


**Energy Efficiency Rating**

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>88</b>   |
| (69-80) <b>C</b>                            | <b>72</b>                  |   |
| (55-68) <b>D</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<br>2002/91/EC |  |

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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.