



27 Rackham Road | | Norwich | NR3 3JQ

£180,000

****NR3 TERRACE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this TWO BEDROOM, MID TERRACE house located in the popular NR3 area of Norwich. Accommodation comprises LOUNGE, DINING ROOM, KITCHEN, LEAN TO and SHOWER ROOM to the ground floor. On the first floor there are TWO BEDROOMS off landing. Outside there is a LOW MAINTENANCE FRONT GARDEN and BISECTED REAR GARDEN garden with A LARGE STORAGE SHED. The house benefits from DOUBLE GLAZING, GAS HEATING and is in NEED OF MODERNISATION. Be quick to book a viewing to appreciate the potential on offer.





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 misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser, solicitor and mortgage lender have been advised and the purchaser, as to their suitability or otherwise, shall be their own responsibility.
Made with Metaphor 02/22

Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

Front door to:

Lounge 11'2" x 10'10"

Double glazed window, radiator.

Dining Room 11'2" x 9'9"

Sash window, radiator.

Kitchen 8'3" x 5'6"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, single glazed window.

Lean to 11'4" x 5'1"

Door to rear.

Shower Room 5'11" x 5'6"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'3" x 10'11"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'3" x 9'10"

Double glazed window, radiator, built in wardrobe housing boiler.

Outside Front

Low maintenance garden enclosed by brick walling.

Outside Rear

Bisected garden with brick built storage shed.


Local Authority

Norwich City Council - Tax Band A

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.