



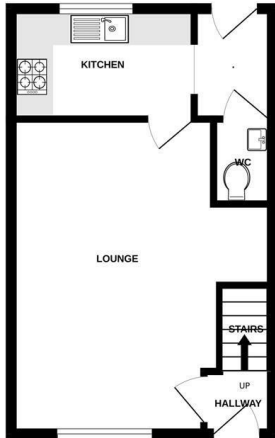
8 Cutters Row | | Norwich | NR3 2AH

£270,000

****STUNNING MODERN TOWNHOUSE OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this FOUR BEDROOM, THREE STOREY, MID TERRACE TOWNHOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall, lounge, kitchen and WC to the ground floor. On the first floor there are two bedrooms and a shower room off landing and to the second floor there are another two bedrooms off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a small shingled front garden and an enclosed rear garden with gate access to OFF ROAD PARKING FOR TWO CARS. The townhouse benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great family home or buy-to-let investment so be quick to book a viewing.



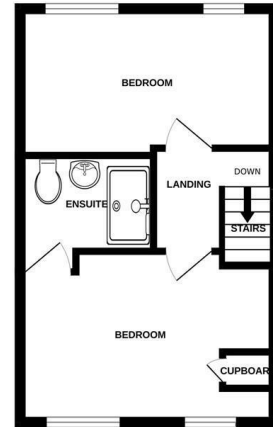
GROUND FLOOR



1ST FLOOR



2ND 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

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:

Entrance Hall

Door to lounge and stairs to first floor.

Lounge 16'10" x 13'6"

Kitchen 9'7" x 6'1"

WC

First Floor Landing

Doors to two bedrooms, shower room and stairs to second floor.

Bedroom Two 13'6" x 7'7"

Bedroom Four 9'6" x 7'2"

Shower Room 7'2" x 5'7"

Second Floor Landing

Doors to two bedrooms.

Bedroom One 13'6" x 11'3"

En-Suite 7'1" x 6'0"

Bedroom Three 13'7" x 7'7"

Outside Front

Shingled garden with path to front door.

Outside Rear

Enclosed garden with rear gate access to off road parking for two cars.

Local Authority

Norwich City Council, Tax Band C.

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		
(69-80) C		
(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 C

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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