



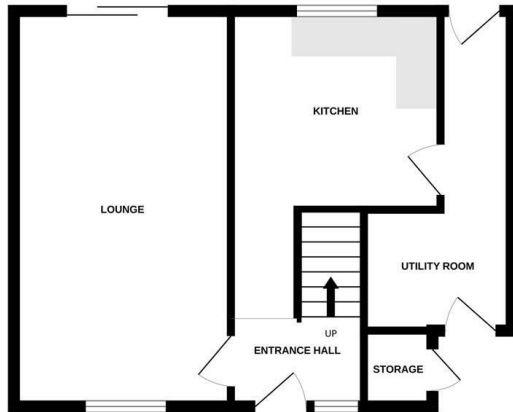
120 Witard Road | | Norwich | NR7 9XF

Offers In Excess Of £210,000

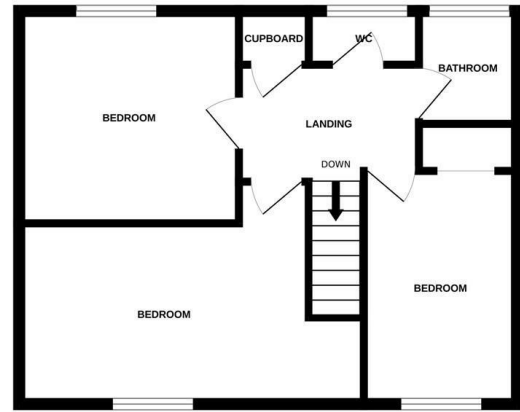
****EXCELLENT FIRST TIME PURCHASE WITH A LARGE REAR GARDEN**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, END TERRACE HOUSE situated in the sought after Heartsease estate. Accommodation comprising entrance hall, lounge, kitchen and utility room to the ground floor. On the first floor there are THREE BEDROOMS, a bathroom and WC off landing. Outside there is a shingled front garden and on-street parking and to the rear there is a LARGE, ENCLOSED GARDEN. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a fantastic 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

Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

Lounge 19'4" x 10'7"

Double glazed window, sliding patio doors, radiator.

Kitchen 14'7" x 10'1"

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

Utility Room 16'0" x 7'3"

Doors to front and rear.

First Floor Landing

Doors to three bedrooms, shower room and WC.

Bedroom One 14'0" x 10'7"

Double glazed window, radiator.

Bedroom Two 10'8" x 10'2"

Double glazed window, radiator.

Bedroom Three 10'10" x 7'3"

Double glazed window, radiator.

Bathroom 5'6" x 4'7"

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

WC

Low level WC, hand wash basin, frosted double glazed window.

Outside Front

Shingled garden with path to front door.

Outside Rear

Patio seating area leading to lawned garden, shingled area, mature plants and shrubs, 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) A		
(81-91) B		85
(69-80) C	69	
(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 B

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.