



103 Northcote Road | | Norwich | NR3 4QE

Guide Price £200,000

****GUIDE PRICE £200,000 - £210,000 EXTENDED NR3 TERRACE WITHIN WALKING DISTANCE TO THE CITY CENTRE**** Gilson Bailey are delighted to offer this EXTENDED, THREE BEDROOM, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance porch, lounge, dining room, kitchen and bathroom to the ground floor. On the first floor there are two bedrooms off landing with bedroom three off bedroom two. Outside there is a low maintenance front garden and a bisected rear garden. The house benefits from double glazing, gas heating and is in good condition throughout. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.





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 error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, accessories and appliances shown hereon are not intended and no guarantee is given for their availability or otherwise. Call for details.
Made with Metplan C2024

Location

Northcote Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath, NDR and the Norwich Ring Road.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Lounge 15'10" x 11'7"

Double glazed window, radiator.

Dining Room 11'8" x 11'7"

Double glazed window, radiator.

Kitchen 8'4" x 6'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob, space for fridge, washing machine and dishwasher, double glazed window, door to side.

Bathroom 7'1" x 5'5"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'8" x 11'2"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'9" x 11'7"

Double glazed window, radiator.

Bedroom Three 8'5" x 6'3"

Double glazed window, radiator.

Outside Front

Small low maintenance garden with path to front door.

Outside Rear

Bisected lawned garden enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band A.

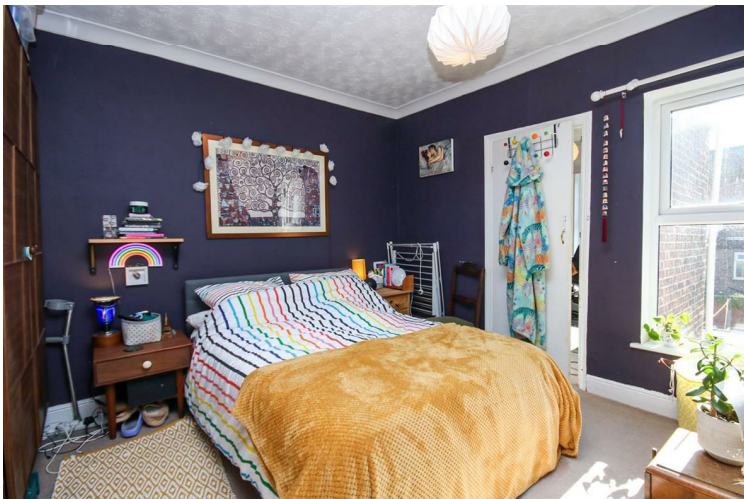
Tenure


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		
(55-68) D	61	
(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.