



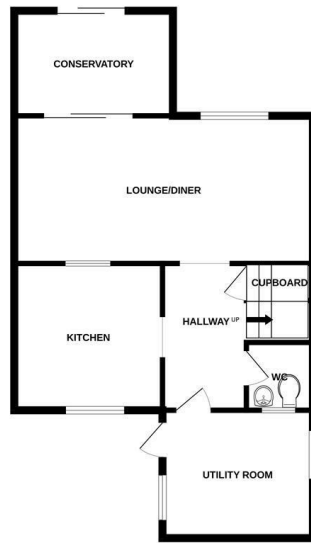
27 Sleaford Green | | Norwich | NR3 3JR

Guide Price £220,000

****GUIDE PRICE £220,000 - £230,000 IDEAL FIRST TIME PURCHASE IN THE POPULAR NR3 AREA**** 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/utility room, kitchen, lounge/diner, WC and conservatory to the ground floor. On the first floor there are THREE BEDROOMS and a shower room off landing. Outside there is a shingled front garden and a good sized, enclosed rear garden. The house benefits from double glazing, gas heating and is in good condition throughout. The property would make an excellent first time purchase 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 are not been tested and no guarantee is to be given regarding its efficiency or reliability.
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Location

Sleaford Green is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the city centre. There is good access to Mousehold Heath, Norwich Ring Road, Norwich train station and the NDR.

Accommodation Comprises

Front door to:

Entrance Porch/Utility Room 9'5" x 7'10"

Door to hallway, space for tumble dryer.

Kitchen 10'10" x 10'5"

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

Lounge/Diner 21'8" x 10'10"

Double glazed window, sliding patio doors, radiator.

Conservatory 11'8" x 7'6"

Sliding patio doors.

WC

Low level WC, hand wash basin, radiator.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'8" x 9'9"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 10'9" x 9'6"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 9'10" x 8'0"

Double glazed window, radiator.

Shower Room 9'6" x 5'0"

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

Outside Front

Shingled garden enclosed by picket fencing with path to front door.

Outside Rear

Paved and shingled garden, shed, summerhouse, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold


Utilities

Superfast fibre broadband available.
Mains water and electric.

Agents Note

Non-standard construction- timber frame.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	70	
(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

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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.

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