



88 Junction Road | | Norwich | NR3 2JA

Guide Price £210,000

GUIDE PRICE £210,000-220,000**NR3 TERRACE WITH THREE BEDS OFF LANDING OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this THREE BEDROOM, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising lounge, dining room, kitchen and bathroom to the ground floor. On the first floor there are THREE BEDROOMS OFF LANDING. Outside there is a low maintenance front garden and a NON-BISECTED REAR GARDEN. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, floors and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, fixtures and appliances shown here are not intended to be guaranteed, and to their availability no reliance can be given. Made with Metropac 02024

Location

Junction Road 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 Anderson's Meadow, Wensum Park, Mousehold Heath, Norwich Ring Road, Norwich train station and the NDR.

Accommodation Comprises

Front door to:

Lounge 12'4" x 11'8"

Double glazed window, radiator.

Dining Room 12'4" x 11'5"

Double glazed window, radiator, storage cupboard.

Kitchen 9'4" x 6'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, door to side, heated towel rail.

Bathroom

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

First Floor Landing

Doors to three bedrooms.

Bedroom One 12'4" x 11'8"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'6" x 8'5"

Double glazed window, radiator.

Bedroom Three 9'5" x 6'10"

Double glazed window, radiator.

Outside Front

Low maintenance shingled garden with path to front door.

Outside Rear

Non-bisected garden with paved and shingled area, lawned garden, timber sheds, 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		87
(69-80) C		
(55-68) D	65	
(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.