



149 Beaconsfield Road | | Norwich | NR3 4AB

Offers In Excess Of £230,000

****FULLY RENOVATED BAY FRONTED NR3 TERRACE**** Gilson Bailey are delighted to offer with NO ONWARD CHAIN this RENOVATED, THREE BEDROOM, BAY FRONTED mid terrace house located 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 TWO BEDROOMS off landing both enjoying a Jack and Jill EN-SUITE WC and bedroom three is off bedroom two. The house benefits from DOUBLE GLAZING, NEW ELECTRIC RADIATORS and UNDERFLOOR HEATING to the kitchen and bathroom. The property would make an excellent first time purchase, or investment so be quick to book a viewing!





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, ceilings, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee is given to their availability or efficiency at the time of completion. Made with Metaphor 02022

Location

Beaconsfield Road is within walking distance of the City centre, located close by to many local amenities including schooling, popular local pubs, shops, restaurants and supermarkets. There is ease of access to the Norwich Ring Road and Norwich train station.

Accommodation Comprises

Front door to:

Lounge 13'8" x 11'3"

Double glazed window, electric radiator.

Dining Room 11'2" x 11'3"

Double glazed window, electric radiator, storage cupboard.

Kitchen 9'1" x 5'9"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob with extractor over, fitted oven, space for washing machine, double glazed window.

Bathroom 5'9" x 5'6"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'3" x 11'2"

Double glazed window, electric radiator.

Bedroom Two 11'3" x 11'2"

Double glazed window, electric radiator.

En-Suite WC

Low level WC, hand wash basin, heated towel rail.

Bedroom Three 9'1" x 5'11"

Double glazed window, electric radiator.

Outside

Paved front garden and a bisected rear garden.


Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.