



4 Lime Kiln Mews | | Norwich | NR3 2ET

Guide Price £320,000

****GUIDE PRICE £320,000 - £330,000 EXCELLENT INVESTMENT OPPORTUNITY WITH 6 ROOMS LET OUT OR IDEAL RESIDENTIAL HOME JUST OUTSIDE THE CITY CENTRE **** Gilson Bailey welcome to the market this long term successful rental home, situated to the north of Norwich in the popular NR3 postcode. The current accommodation comprises of entrance hall, shower room, bedroom, kitchen and conservatory to the ground floor. On the first floor, there are two bedrooms and shower room. On the second floor, there is the main bedroom with ensuite, a further two bedrooms and bathroom. To the front, there is off-road parking and to the rear there is an enclosed garden with gate to front. There is also the opportunity to re arrange the accommodation to use as a residential property like many in the close. Be quick to register your interest and arrange your viewing today!





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

Lime Kiln Mews is located in the popular NR3 area of Norwich within walking distance to the City centre and 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 also good access to the Norwich Ring Road, Norwich train station, Norwich International Airport and the NDR.

Entrance Hall

Double glazed door to front, tiled flooring and radiator.

Shower Room

Double glazed window to front, wash hand basin, W/C, shower cubicle, radiator and tiled flooring.

Bedroom 16'9" x 8'0"

Double glazed window to front, radiator, TV point.

Kitchen 15'3" x 8'0"

Tiled flooring, extractor fan, double glazed window to rear, double glazed French doors to conservatory, gas oven, gas hob, space for washing machine, space for fridge/freezer, wall base units, work surfaces, one and a half sized bowl and boiler.

Conservatory 14'11" x 9'8"

Tiled flooring, TV point, radiator and double glazed French doors to garden.

Landing

Doors to 2 bedrooms, bathroom and stairs to 2nd floor.

Bedroom/Lounge 15'3" max x 15'3" max

Two double glazed windows to front, TV point, phone point, carpeted floor and radiator.

Bedroom 10'2" x 8'5"

Double glazed window to rear, TV point, radiator and carpeted floor.

Shower Room

Double glazed window to rear, shower cubicle, wash hand basin, W/C, radiator and extractor fan.

Landing

Doors to 3 bedrooms and bathroom, storage cupboard and loft access.

Bedroom 10'2" x 8'5"

Double glazed window to rear, carpeted floor, built in wardrobe and radiator.

Bedroom 8'9" x 6'5"

Double glazed window to front, carpeted floor and radiator.

Bedroom 12'0" x 8'5"

Double glazed window to front, carpeted floor, radiator, TV point, built in wardrobe and door to ensuite.

En-Suite

Wash hand basin, W/C, shower cubicle, vinyl flooring, radiator, extractor fan and shaving point.

Bathroom

Double glazed window to rear, wash hand basin, W/C, vinyl flooring and extractor fan.

Outside

To the front, there's off-road parking.

To the rear, there's a low maintenance enclosed garden mainly shingle with gate to front and paving area.

Agents Note

We have been made aware the smallest bedroom is now currently too small for a 6 bedroom license, however as there is a current tenant in situ who wishes to stay the council have said it can currently continue to be let.

Tenure

Freehold

Local Authority

Norwich City Council - Tax Band D

Utilities


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(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	

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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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