



**84 North Walsham Road | | Norwich | NR6 7QF**

## Guide Price £220,000

**\*\*GUIDE PRICE £220,000 - £240,000\*\* \*\*VENDORS HAVE FOUND\*\* CHARMING TERRACE HOUSE MAKING THE IDEAL FIRST TIME PURCHASE\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, MID TERRACE HOUSE situated in the highly sought after suburb of Sprowston.

Accommodation comprising lounge with a multi-fuel woodburner, dining room, kitchen, utility room and WC to the ground floor. On the first floor there are TWO BEDROOMS OFF LANDING with one bedroom having an en-suite bathroom. Outside there is a low maintenance front garden and a LARGE, LANDSCAPED REAR GARDEN with an OUTSIDE STUDIO with power and lighting. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.







We have every attempt to ensure the accuracy of the description contained herein, measurements of areas, volumes, rooms and any other items 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 for any prospective purchase. The services, systems and appliances shown here are not shown to scale and no guarantee is given as to their operation or efficiency. Call for plans.

## Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

## Accommodation Comprises

Front door to:

### Lounge 11'10" x 11'4"

Double glazed window, radiator, wood burner.

### Dining Room 11'10" x 11'5"

Double glazed window, radiator, fireplace, storage cupboard.

### Kitchen 8'7" x 6'9"

Fitted base units with worktops over, sink and drainer, space for cooker, fridge and dishwasher, boiler, door to side.

### Utility Room 6'11" x 5'10"

Space for washing machine and freezer, hand wash basin, double glazed window.

### WC

Low level WC.

## First Floor Landing

Doors to two bedrooms.

### Bedroom One 11'10" x 11'5"

Double glazed window, radiator, storage cupboard.

### Bedroom Two 11'10" x 11'7"

Double glazed window, radiator.

### Bathroom 8'7" x 6'10"

Panelled bath, shower cubicle, low level WC, hand wash basin, frosted window.

## Outside Front

Low maintenance garden enclosed by low level brick walling and iron railings with path to front door.

## Outside Rear

Landscaped, tiered garden with shingle and mature plants and shrubs, enclosed by timber fencing.

### Studio 16'9" x 9'4"

With power and lighting.

## Local Authority

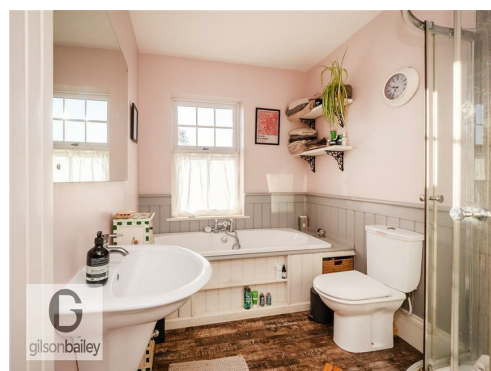
Broadland District Council, Tax Band B

## Tenure


Freehold

## Utilities

Full fibre broadband available.  
Mains water and electric.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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