



**81 Eade Road | | Norwich | NR3 3EH**

**Guide Price £230,000**

**\*\*GUIDE PRICE £230,000 - £240,000 LARGER THAN AVERAGE EXTENDED TERRACE WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this LARGE, THREE STOREY, FIVE BEDROOM, PORCH ENTRANCE, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich.

Accommodation comprising entrance hall, lounge, dining room, kitchen, lean to and bathroom to the ground floor. On the first floor there are two bedrooms off landing with one bedroom off another and to the second floor there are two more bedrooms. Outside there is a low maintenance front garden and a 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 floorplan contained here, measurements of actual rooms, rooms and any other items are approximate and no responsibility is taken for any misinterpretation or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, systems and equipment shown here are not intended and no guarantee as to their operation or efficiency can be given. Made with the intention of being a guide.

## Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City Centre with ease of access to the Norwich Ring Road, Norwich International Airport and NDR.

## Accommodation Comprises

Front door to:

### Entrance Porch

Door to:

### Lounge 12'0" x 11'10"

Double glazed window, radiator.

### Dining Room 12'0" x 11'10"

Door to rear, radiator.

### Kitchen 10'0" x 6'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, double glazed window.

### Bathroom 6'6" x 5'4"

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

### Lean To 13'1" x 4'5"

Door to garden.

### First Floor Landing

Doors to two bedrooms and stairs to second floor.

### Bedroom One 12'0" x 11'11"

Double glazed window, radiator.

### Bedroom Two 11'1" x 8'11"

Double glazed window, radiator.

### Bedroom Five 9'11" x 6'9"

Double glazed window, radiator.

### Second Floor Landing

Doors to two bedrooms.

### Bedroom Three 10'0" x 8'8"

Double glazed window, radiator.

### Bedroom Four 10'7" x 7'1"

Two velux windows, radiator.

### Outside Front

Low maintenance garden with path to front door.

### Outside Rear

Non-bisected garden enclosed by timber fencing.

### Local Authority

Norwich City 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>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>84</b>   |
| (69-80) <b>C</b>                            | <b>69</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<br>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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