

**8 Chalk Hill Road | | Norwich | NR1 1SL**

**£325,000**

**\*\*BAY FRONTED HALL ENTRANCE TERRACE WITH A LOFT ROOM WITHIN WALKING DISTANCE TO THE CITY CENTRE\*\*** Gilson Bailey are delighted to offer this SPACIOUS, BAY FRONTED, HALL ENTRANCE, THREE BEDROOM, THREE STOREY, MID TERRACE HOUSE located only a stones throw away from the City Centre with accommodation comprising, bay fronted lounge, dining room, kitchen and utility/WC to the ground floor. On the first floor there are three bedrooms and a bathroom off landing. On the second floor there is a converted loft room. Outside there is a small low-maintenance front garden and a non-bisected enclosed rear courtyard garden. The house benefits from gas fired central heating, some double glazing and is good condition throughout. The property would suit a wide array of buyers so be quick to book a viewing to appreciate the potential and location on offer.





While 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 or omission in measurement. 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 is given as to their operability or efficiency when given.  
 Made with Metropix i2005

## Location

Chalk Hill Road is within walking distance to Norwich train station, the Riverside leisure complex, many restaurants, pubs, coffee shops, shopping malls the City has to offer and a pleasant stroll over Bishops Bridge onto Bishopgate and through the Cathedral grounds takes you directly into Norwich's historic Tombland.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, dining room and stairs to first floor.

### Lounge 14'2" x 11'10"

Single glazed sash window to front and radiator.

### Dining Room 12'3" x 11'9"

Patio doors to rear and radiator.

### Kitchen 14'6" x 8'4"

Fitted base units with worktops over, sink and drainer, five ring gas hob with extractor over, fitted oven, space for fridge/freezer, single glazed window to side, radiator and under stairs storage.

### Utility/WC 5'2" x 4'11"

Low-level WC and wash basin, fitted base units with worktops over, space for washing machine and double glazed window to side.

### First Floor Landing

Doors to all bedrooms and bathroom.

### Bedroom One 15'5" x 11'11"

Double glazed windows to front and radiator.

### Bedroom Two 9'7" x 8'2"

Double glazed window to rear and radiator.

### Bedroom Three 9'3" x 5'6"

Double glazed window to side and radiator.

### Bathroom 8'5" x 4'11"

Panelled corner bath with shower over, low-level WC and wash basin, heated towel rail and frosted single glazed window to rear.

### Loft Room 15'6" x 15'2"

Two double glazed velux windows, eaves storage.

### Outside Front

Small low maintenance garden with steps to front door.

### Outside Rear

Non bisected enclosed courtyard garden with mature plants and shrubs, enclosed by brick walling and timber fencing with rear gate access.

### Local Authority

Norwich City Council, Tax Band C.

### 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>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	49	
(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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