



60 Berners Street | | Norwich | NR3 2JN

Guide Price £210,000

****GUIDE PRICE £210,000 - £220,000 **OVER PASSAGE TERRACE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer WELL PRESENTED, TWO BEDROOM, OVER PASSAGE, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising lounge, dining room, kitchen, utility room, lean to and WC to the ground floor. On the first floor there are TWO LARGE BEDROOMS OFF LANDING with bedroom two having an en-suite bathroom. Outside there is a low maintenance front garden and a BISECTED REAR GARDEN. The house benefits from double glazing, gas heating, new carpets 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.





While every attempt has been made to ensure the accuracy of the description contained here, measurements, of plans, locations, views 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 here are not intended and no guarantee is made with respect to their availability or condition unless otherwise stated.

Location

Berners Street is situated 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 good access to Mousehold Heath, Norwich Ring Road, Norwich train station and the NDR.

Accommodation Comprises

Front door to:

Lounge 11'3" x 11'2"

Double glazed window, radiator, cast iron fireplace.

Dining Room 11'6" x 11'3"

Double glazed window, two radiators, cast iron fireplace, storage cupboard.

Kitchen 8'3" x 5'8"

Fitted base units with worktops over, sink and drainer, space for cooker, double glazed window, door to side.

Utility Room 5'11" x 3'4"

Space for fridge/freezer and washing machine.

Lean to 7'2" x 3'5"

Door to garden.

WC

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 15'3" x 11'3"

Double glazed window, radiator, storage cupboard.

Bedroom Two 15'4" x 11'6"

Double glazed window, radiator.

Bathroom 8'3" x 6'2"

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

Outside Front

Raised garden with steps leading to front door.

Outside Rear

Bisected paved 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

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Tenure

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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.