



11 Wingfield Road | | Norwich | NR3 3HF

Offers In Excess Of £260,000

****STUNNING TERRACE WITH A CONVERTED LOFT ROOM ON A REQUESTED ROAD IN NR3**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich within walking distance to the City Centre. Accommodation comprising lounge, dining room, kitchen and shower room to the ground floor. On the first floor there are TWO BEDROOMS OFF LANDING with bedroom one having an EN-SUITE BATHROOM and a CONVERTED LOFT ROOM to the second floor. Outside there is a low maintenance front garden and a NON-BISECTED REAR GARDEN with rear gate access. 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.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, windows, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their condition or performance. Plans made with Metaplan 0.0001 100%

Location

Wingfield Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath, NDR and the Norwich Ring Road.

Accommodation Comprises

Front door to:

Lounge 12'0" x 11'8"

Double glazed window, radiator.

Dining Room 12'0" x 10'11"

Double glazed window, radiator, storage cupboard.

Kitchen 11'10" x 6'8"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, door to side.

Shower Room 6'9" x 5'5"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing

Doors to two bedrooms and stairs to second floor.

Bedroom One 12'0" x 10'11"

Double glazed window, radiator.

Bathroom 8'5" x 6'8"

Panelled bath with shower over, low level WC, hand wash basin, radiator, velux window.

Bedroom Two 12'3" x 8'11"

Double glazed window, radiator.

Loft Room 14'11" x 11'3"

Two velux windows.

Outside Front

Artificial grass with path to front door.

Outside Rear

Artificial grass, mature plants and shrubs, enclosed by timber fencing with rear gate access.

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) A		
(81-91) B		86
(69-80) C	69	
(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	

Local Authority

Norwich City Council, Tax Band B

Tenure

Freehold

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.

<https://www.gilsonbailey.co.uk>
01603764444