

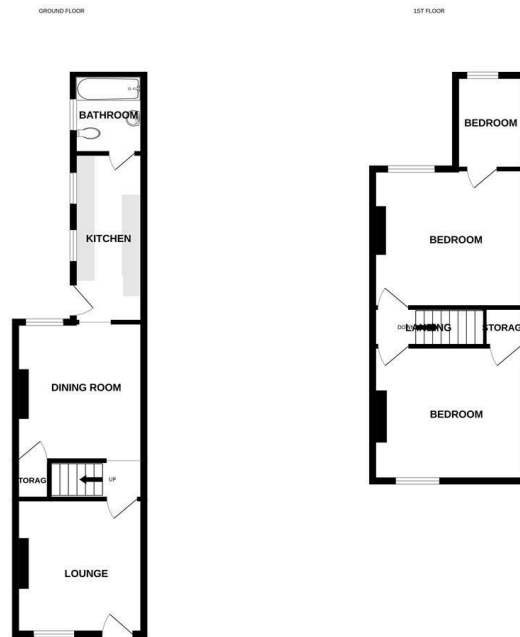


Bluebell House 30 Swansea Road | | Norwich | NR2

Guide Price £300,000

****GUIDE PRICE £300,000 - £325,000 SIMPLY STUNNING OVER PASSAGE TERRACE IN THE GOLDEN TRIANGLE**** Gilson Bailey are delighted to offer this BEAUTIFUL, RENOVATED, THREE BEDROOM, OVER PASSAGE, MID TERRACE HOUSE situated in the highly requested Golden Triangle area of Norwich. Accommodation comprising NEWLY FITTED MODERN KITCHEN AND BATHROOM, dining room and a cosy lounge to the ground floor. On the first floor there are TWO LARGER THAN AVERAGE BEDROOMS OFF LANDING with bedroom three off bedroom two. Outside there is a secluded front garden perfect for relaxing and to the rear there is a NON-BISECTED, paved garden with an OUTSIDE STUDIO offering multiple uses with its own power, lighting and heating. The house benefits from double glazing, gas heating and a lovely mix of original features and modern charm. The property has been modernised to a very high standard and would suit a wide array of buyers so be quick to book a viewing to appreciate the size, quality and location on offer.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of actual dimensions, 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 intended and no guarantee as to their condition or efficiency can be given.
Made with MapInfo 10.0.25

Location

The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises

Back door to:

Kitchen 13'7" x 5'11"

Fitted wall and base units with solid oak worktops over, ceramic farmhouse sink with tap and water filter system, fitted induction hob and oven, space for fridge/freezer and washing machine, integrated dishwasher, tiled floor, two double glazed windows, triple glazed door to garden.

Bathroom 6'0" x 5'10"

Bath/ world pool jacuzzi, rainfall shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Dining Room 11'7" x 10'11"

Double glazed window, radiator, storage cupboard.

Lounge 11'4" x 10'10"

Double glazed window, radiator, cast iron fireplace, triple glazed door to front.

First Floor Landing

Doors to two bedrooms.

Bedroom One 12'11" x 11'6"

Double glazed window, radiator, storage cupboard.

Bedroom Two 12'11" x 12'1"

Double glazed window, radiator.

Bedroom Three 7'9" x 5'11"

Double glazed window, radiator.

Outside Front

Secluded garden with mature plants and shrubs, seating for 4-6 people, enclosed by fencing and evergreen hedging with door/gate access to street.

Outside Rear

Non-bisected and private paved garden, enclosed by walling and fencing.

Studio/Home Office 11'4" x 6'0"

With power, lighting and heating.

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		89
(81-91) B		
(69-80) C	67	
(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