



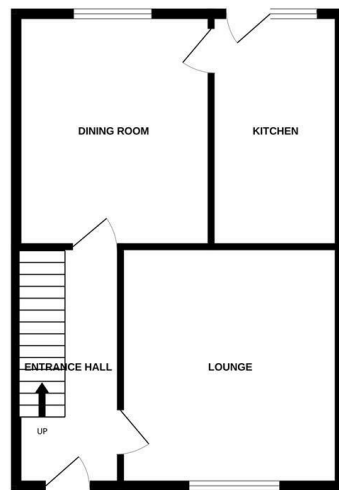
105 Silver Road | | Norwich | NR3 4TF

Guide Price £240,000

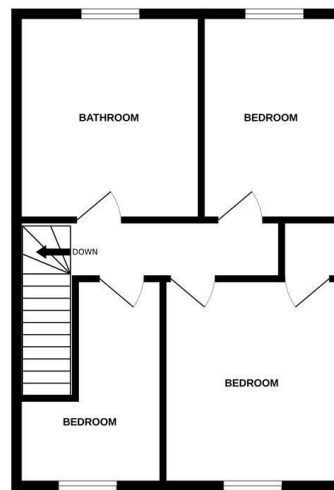
****GUIDE PRICE £240,000 - £250,000 SPACIOUS END TERRACE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this THREE BEDROOM, HALL ENTRANCE, END TERRACE HOUSE situated on a CORNER PLOT in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall, lounge, dining room and kitchen to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there are lawned gardens to the front, side and rear and a brick built storage shed. 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.



GROUND FLOOR



1ST FLOOR



Whilst 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, 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 as to their operability or efficiency can be given.
Made with Metropix i5025

Location

Silver Road is within walking distance of the City centre, located close by to many local amenities including schooling, popular local pubs, shops, restaurants and supermarkets. There is ease of access to the Norwich Ring Road, NDR, Norwich international Airport and Norwich train station.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge 13'6" x 12'5"

Double glazed window, radiator, cast iron fireplace.

Dining Room 13'2" x 10'9"

Double glazed window, radiator, boiler.

Kitchen 13'2" x 6'8"

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'10" x 10'11"

Double glazed window, radiator, storage cupboard, cast iron fireplace.

Bedroom Two 15'1" x 7'11"

Double glazed window, radiator.

Bedroom Three 11'9" x 8'3"

Double glazed window, radiator.

Bathroom 11'6" x 9'7"

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

Outside Front

Lawned gardens to the front and side.

Outside Rear

Lawned garden, mature plants and shrubs, brick built storage shed, enclosed by 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) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(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