



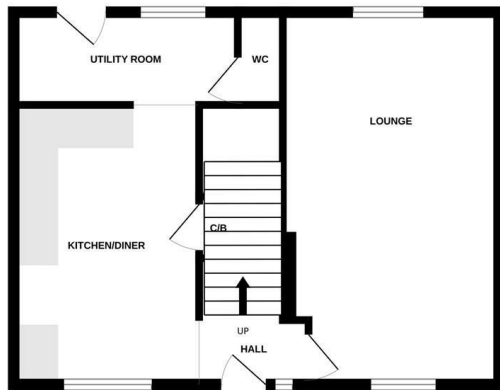
19 Woodforde Road | Heartsease | Norwich | NR7 9TH

Offers In Excess Of £190,000

GILSON BAILEY are delighted to offer this THREE BEDROOM , mid terrace house located in the popular Heartsease estate to the north/east of Norwich. Accommodation comprises, entrance hall, lounge/diner, kitchen, utility room and WC to the ground floor. On the first floor there are three bedrooms, shower room and WC off landing. Outside there is a front driveway providing off road parking and a good sized, rear garden. The house benefits from UPVC double glazing , gas central heating but is in need of modernisation throughout.



GROUND FLOOR



1ST FLOOR



WOODFORDE ROAD

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 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, kitchen and stairs to first floor.

Lounge/Diner 19'2" x 10'2"

UPVC Double glazed windows to front and rear, radiator.

Kitchen 14'4" x 8'1"

Fitted wall and base units with worktops over, sink and drainer, fitted oven and hob, UPVC double glazed window to front, radiator, door to

Utility Room 8'2" x 5'1"

Space for washing machine, door to rear, gas boiler, door to

WC

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

First Floor Landing

Doors to three bedrooms and shower room.

Bedroom One 13'8" x 9'10"

UPVC Double glazed window to front, radiator.

Bedroom Two 11'1" x 10'11"

UPVC Double glazed window to front, radiator.

Bedroom Three 8'2" x 8'0"

UPVC Double glazed window to rear, radiator.

Shower Room

Walk in shower, hand wash basin, radiator, frosted UPVC double glazed window to rear, low level WC.

Outside Front

Off road parking space.

Outside Rear

Garden, patio area, shed, rockery, enclosed by timber fencing.

Tenure

Freehold


Local Authority

Norwich City Council - Tax Band B

Utilities

Ultra fast broadband available.
Mains water, gas and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	66	
(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	

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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.