

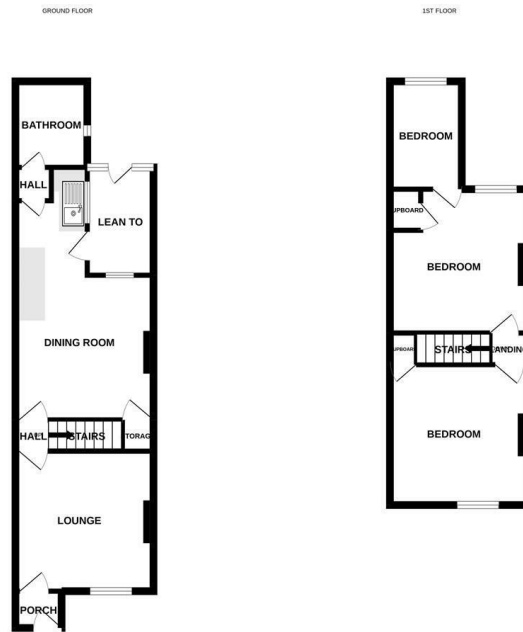


**53 St. Olaves Road | | Norwich | NR3 4QB**

**Guide Price £210,000**

**\*\*GUIDE PRICE £210,000 - £220,000 NR3 TERRACE OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this porch entrance, three bedroom, mid terrace house located in the sought after NR3 area of Norwich with accommodation comprising entrance porch, lounge, dining room, kitchen, bathroom and lean to to the ground floor. On the first floor there are two bedrooms off landing with bedroom three off bedroom two. Outside there is a small low maintenance front garden and bisected rear garden. The house benefits from double glazing, gas heating and is offered with no onward chain. The property would make a great 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 floorplans contained here, measurements of floors, windows, doors 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 on such to any prospective purchaser. The services, systems and appliances shown here are not shown to scale and no guarantee is given to their availability or efficiency. See the plans. Made with Metaphor 12/22

## Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road and NDR.

## Accommodation Comprises

Front door to:

### Entrance Porch

Door to lounge.

### Lounge 10'10" x 10'8"

Double glazed window to front, radiator.

### Dining Room 11'1" x 10'9"

Base units with worktops over, single glazed window to rear, radiator, under stairs storage cupboard.

### Kitchen 6'11" x 5'8"

Base units with worktops over, sink and drainer, space for cooker, single glazed window to side.

### Bathroom 7'1" x 5'4"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window to side.

### Lean to 8'0" x 4'6"

PVC door to rear.

### First Floor Landing

Doors to bedroom one and two.

### Bedroom One 10'10" x 10'9"

Double glazed window to front, radiator, storage cupboard.

### Bedroom Two 11'3" x 10'8"

Double glazed window to rear, radiator, storage cupboard.

### Bedroom Three 8'3" x 5'7"

Double glazed window to rear, boiler.


## Outside

Low maintenance front garden and a bisected rear garden with large timber shed.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

Norwich City Council

### 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.

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