



**7 Berners Street | | Norwich | NR3 2JW**

## Price Guide £220,000

**\*\*EXTENDED NR3 TERRACE WITH A LOFT ROOM\*\*** Gilson Bailey are delighted to offer this TWO DOUBLE BEDROOM, EXTENDED, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance porch, extended lounge/diner, kitchen and bathroom to the ground floor. On the first floor there are TWO BEDROOMS OFF LANDING and access to a LOFT ROOM providing additional space. Outside there is a low maintenance front garden and a non-bisected rear garden with a large workshop with power and lighting. 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.





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 layout, fixtures and fittings shown here are not to be taken as a guarantee as to their operation or efficiency and are for general guidance only.

## Location

Berners Street is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the city centre. There is good access to Mousehold Heath, Norwich Ring Road, Norwich train station and the NDR.

## Accommodation Comprises

Front door to:

### Entrance Porch

Door to:

### Lounge/Diner 30'1" x 11'4"

Two double glazed windows, two radiators, stairs to first floor.

### Kitchen 8'3" x 6'1"

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

### Bathroom 6'2" x 6'2"

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

## First Floor Landing

Doors to three bedrooms and a pull down ladder to loft room.

### Bedroom One 11'5" x 11'3"

Double glazed window, radiator.

### Bedroom Two 14'6" x 11'3"

Double glazed window, radiator.

### Bedroom Three 8'3" x 6'2"

Double glazed window, radiator.

### Loft Room

Velux window.

## Outside Front

Low maintenance garden with path to front door.

## Outside Rear

Lawned garden, mature plants and shrubs, workshop with power and lighting, enclosed by timber fencing.

## Local Authority

Norwich City Council, Tax Band A.

## Tenure

Freehold

## Utilities

Full fibre broadband available.  
Mains water and electric.



#### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            | <b>83</b>                                                                           |
| (55-68) <b>D</b>                            | <b>61</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<br>2002/91/EC |  |

#### Local Authority

Norwich City Council, Tax Band A

#### 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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