

67 Albany Road | | Norwich | NR3 1EE

£215,000

****NR3 TERRACE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, MID TERRACE HOUSE situated on sought after road in the highly desirable NR3 area of Norwich within walking distance to the City Centre. Accommodation comprising lounge, dining room, kitchen and bathroom to the ground floor. To the first floor there are two bedrooms off-landing with bedroom three off bedroom two. Outside there is a small front garden and low maintenance, SOUTH WEST FACING, bisected rear garden. The property benefits from double glazing, NEW GAS HEATING (boiler installed 2024) 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 herein, measurements of areas, dimensions, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The actual, current and applicable floor plan may vary from the one shown and no guarantee is given to the accuracy of the floor plan. Made with Herraag 02002.

Location

Albany Road is situated close by too many local amenities including schooling, popular local shops, pubs, coffee shops and is within walking distance to the city centre. There is good access to both the Norwich Ring Road and NDR.

Accommodation Comprises:

Front door to:

Lounge 11'10" x 11'6"

Double glazed window to front, radiator, boiler.

Dining Room 11'10" x 9'9"

Double glazed window to rear, two storage cupboards.

Kitchen 7'1" x 6'3"

2.16m x 1.93m (7' 1" x 6' 4") Fitted wall and base units with work tops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for washing machine, double glazed window to side, radiator, door to side.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window to side.

First Floor Landing

With doors to bedrooms one and two.

Bedroom One 11'9" x 11'5"

3.60m x 3.48m (11' 10" x 11' 5") Double glazed window to front, radiator, cast iron fireplace, storage cupboard.

Bedroom Two 11'10" x 10'0"

Double glazed window to rear, radiator, door to:

Bedroom Three 7'1" x 6'4"

Double glazed window to side, radiator.

Outside - Front

Low maintenance garden with path to front door.

Outside - Rear

Bisected garden, enclosed by brick walling and timber fencing and timber gate.

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) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(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 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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