



101 Knowsley Road | | Norwich | NR3 4PT

Guide Price £230,000

****EXTENDED NR3 TERRACE WITHIN WALKING DISTANCE TO THE CITY CENTRE****
 Gilson Bailey are delighted to offer this SPACIOUS, THREE BEDROOM, EXTENDED, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising extended lounge, dining room, kitchen, lean to and bathroom 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 a paved, bisected rear garden. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great 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 floorplans contained herein, measurements of actual dimensions, rooms and any other items are approximate and no responsibility is taken for any error or omission on this document. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with MapInfo 12.0.0

Location

Knowsley Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath and the Norwich Ring Road.

Accommodation Comprises:

Front door to:

Extended Lounge 15'0" x 11'6"

Window to front aspect, TV point, feature fire with brick surround, radiator, ceiling rose, coving. Door to:

Hallway

Staircase to first floor. Door to:

Dining Room 11'11" x 11'3"

Double glazed window to rear aspect, radiator, fireplace with brick surround, door to storage cupboard. Opening to:

Kitchen 7'10" x 6'11"

Double glazed window to side aspect, door to lean-to, range of fitted wall and base units with worktops over, space for cooker, single sink and drainer, tiled splashbacks. Door to:

Bathroom

Frosted window to side aspect, bath with shower over, wash basin and low level wc, tiled splashbacks, radiator.

Lean-to 7'8" x 4'5"

Spaces for large fridge/freezer and washing machine, door to rear garden.

First Floor Landing

Doors to bedrooms one and two.

Bedroom One 10'10" x 11'3"

Double glazed window to front aspect, radiator, built in cupboard with loft hatch.

Bedroom Two 11'3" x 10'10"

Double glazed window to rear aspect, built-in cupboard, radiator.

Bedroom Three 8'0" x 6'11"

Double glazed window to rear aspect, radiator.

Front Garden

Enclosed by brick walling, paved with step to front door.

Rear Garden

A low maintenance garden enclosed by timber panelled fencing and mainly laid to patio.

Local Authority

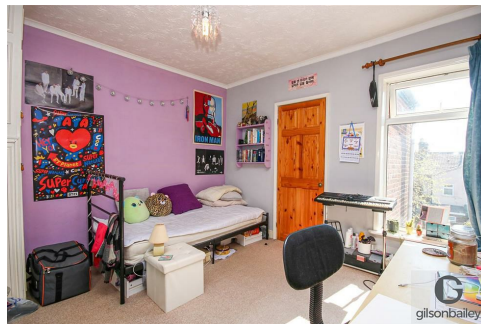
Norwich City Council, Tax Band A.

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		86
(69-80) C		
(55-68) D	67	
(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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