



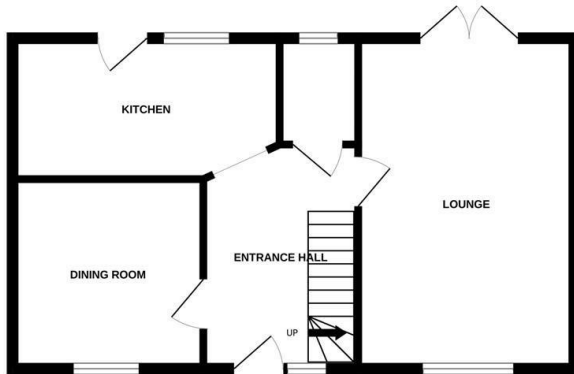
45 Appleyard Crescent | | Norwich | NR3 2QW

£240,000

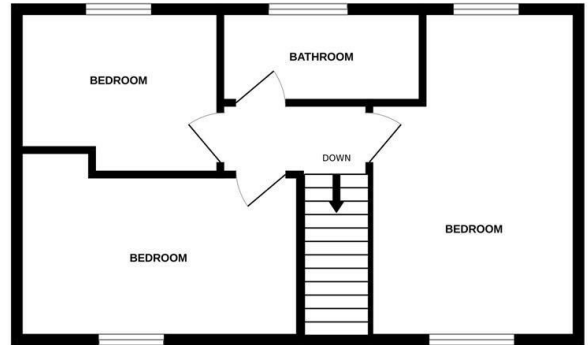
****END TERRACE HOUSE SITUATED ON A LARGE CORNER PLOT**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, END TERRACE HOUSE located in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall, lounge, dining room and modern fitted kitchen to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside to the front there is a LARGE DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING and to the rear there is a well maintained and secluded rear garden ideal for entertaining. 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.



GROUND FLOOR



1ST FLOOR



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

Appleyard Crescent is situated north of the City centre of Norwich between Aylsham Road and Drayton Road, you are within reasonable distance to a good selection of local amenities including schooling, doctors, shops and restaurants. There is also good access to Norwich Ring Road, Norwich Airport, the NDR and public transport links in and out of the City centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, kitchen, large cupboard and stairs to first floor.

Lounge 16'8" x 10'11"

Double glazed window, French doors, radiator.

Dining Room 10'9" x 9'11"

Double glazed window, radiator.

Kitchen 13'5" x 6'3"

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 16'7" x 10'6"

Two double glazed windows, radiator.

Bedroom Two 13'9" x 10'1"

Double glazed window, radiator.

Bedroom Three 10'8" x 7'6"

Double glazed window, radiator.

Bathroom 8'11" x 4'4"

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

Outside Front

Large driveway to the front and side providing ample off road parking.

Outside Rear

Timber decking seating area, lawned garden, mature plants, shrubs and trees, timber shed, enclosed by timber fencing with side gate access.

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		84
(69-80) C	70	
(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	

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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