



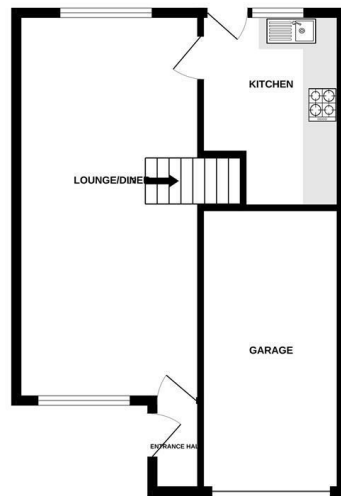
39 Holworthy Road | | Norwich | NR5 9DG

Guide Price £240,000

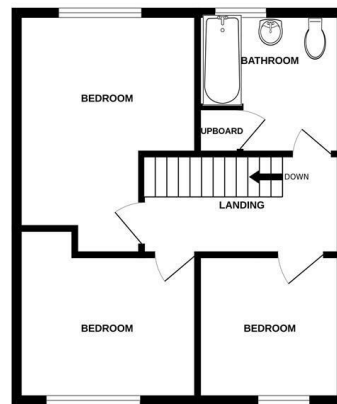
****GUIDE PRICE £240,000 - £250,000 DETACHED HOUSE ON A CORNER PLOT WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, DETACHED HOUSE situated to the west of Norwich close by to the University and Hospital. Accommodation comprising entrance hall, lounge/diner and kitchen to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a lawned front garden and DRIVEWAY leading to an INTEGRAL GARAGE and to the rear there is an enclosed lawned garden. 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.



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 misstatement. 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.
Made with Metropix i5025

Location

Holworthy Road is to the west of Norwich within reasonable distance of a good selection of amenities including schooling, doctor's surgery, shops and supermarket. There is excellent public transport to and from the city centre with ease of access to Norwich ring road, A47, A11, Longwater Retail Park, University of East Anglia and the Norfolk and Norwich University Hospital.

Accommodation Comprises

Front door to:

Entrance Hall

Door to:

Lounge/Diner 22'9" x 10'9"

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

Kitchen 11'5" x 8'2"

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 14'6" x 10'10"

Double glazed window, radiator.

Bedroom Two 10'10" x 10'3"

Double glazed window, radiator.

Bedroom Three 8'4" x 8'0"

Double glazed window, radiator.

Bathroom 8'3" x 8'3"

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

Outside Front

Lawned garden and driveway providing off road parking leading to an integral garage.

Outside Rear

Lawned garden enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.

Tenure


Freehold

Utilities

Fibre to the cabinet broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(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 B

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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