



112 Sleaford Green | | Norwich | NR3 3JT

Guide Price £240,000

****EXTENDED END TERRACE HOUSE ON A CORNER PLOT**** Gilson Bailey are delighted to offer this LARGE, EXTENDED, THREE BEDROOM, END TERRACE HOUSE situated in a quiet location in the sought after NR3 area of Norwich. Accommodation comprising entrance hall, utility room, kitchen, lounge, dining room and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is on street parking and low maintenance front, side and rear gardens. The house benefits from double glazing, gas heating and is in good condition throughout. The property would make a great first time purchase so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 operation or efficiency can be given. Made with Metronom i2024

Location

Sleaford Green 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 Hall

Doors to utility room, kitchen, lounge, WC and stairs to first floor.

Utility Room 8'9" x 8'9"

Space for washing machine and fridge, double glazed window.

Kitchen 10'5" x 10'4"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, boiler, double glazed window.

Lounge 14'7" x 11'1"

Patio doors, radiator.

Dining Room

Double glazed window, radiator.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 10'9" x 10'4"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 10'11" x 9'3"

Double glazed window, radiator.

Bedroom Three 10'2" x 9'8"

Double glazed window, radiator.

Bathroom

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

Outside

Low maintenance paved and shingled gardens to the front, side and rear enclosed by walling and fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band B.

Tenure


Freehold

Utilities

Ultrafast 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		85
(69-80) C	65	
(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.

<https://www.gilsonbailey.co.uk>
01603764444