

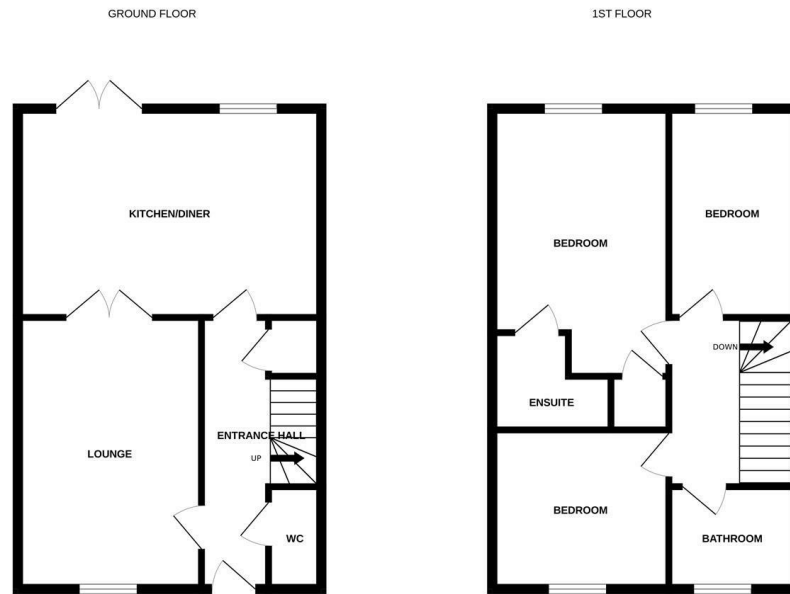


**32 Geoffrey Road | | Norwich | NR1 3BG**

**£385,000**

**\*\*STUNNING HOPKINS HOMES MODERN HOUSE IN A QUIET SOUTH CITY LOCATION\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, END TERRACE HOUSE situated to the south of Norwich within walking distance to the City Centre. Accommodation comprising entrance hall, lounge, kitchen/diner and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is an OFF ROAD PARKING SPACE TO THE FRONT and an enclosed, lawned rear garden. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great family home so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.  
Made with Metropex C5025

### Location

Geoffrey Road can be found to the south of Norwich close by to many local amenities including schooling, shops, pubs, restaurants and supermarkets. You are within walking distance of the City centre, Norwich Bus station and Chapelfield shopping centre and gardens. There is ease of access to the Norwich train station, A47 southern bypass and Norwich Ring Road.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, kitchen/diner, WC and stairs to first floor.

#### Lounge 15'8" x 10'7"

Double glazed window, radiator, double doors to:

#### Kitchen/Diner 17'7" x 12'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, double glazed window, patio doors, radiator.

#### WC

Low level WC, hand wash basin.

#### First Floor Landing

Doors to three bedrooms and bathroom.

#### Bedroom One 15'1" x 10'3"

Double glazed window, radiator, storage cupboard.

#### En-Suite 7'4" x 4'4"

Shower cubicle, low level WC, hand wash basin, radiator, extractor fan.

#### Bedroom Two 10'3" x 9'5"

Double glazed window, radiator.

#### Bedroom Three 12'1" x 7'0"

Double glazed window, radiator.

#### Bathroom 7'0" x 6'3"

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

#### Outside Front

Small garden and one off road parking space.

#### Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, enclosed by timber fencing.

#### Local Authority

Norwich City Council, Tax Band C.

#### Tenure

Freehold

Service charge £150 per annum.


#### Utilities

Full fibre broadband available.

Mains water and electric.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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#### 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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