



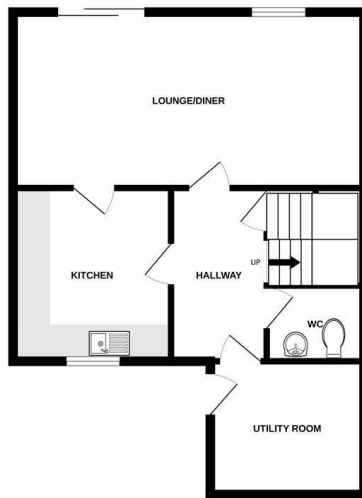
**179 Bowers Avenue | | Norwich | NR3 2PL**

## Offers In Excess Of £190,000

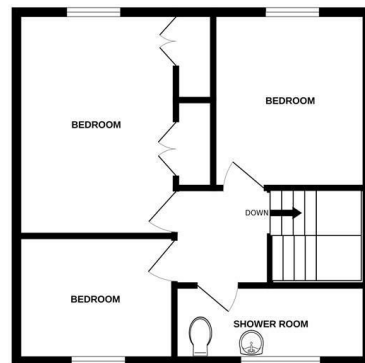
**\*\*EXCELLENT FIRST TIME PURCHASE OFFERED WITH NO ONWARD CHAIN\*\***  
 Gilson Bailey are delighted to offer this THREE BEDROOM, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising utility room, hallway, lounge/diner, kitchen and WC to the ground floor. On the first floor there are THREE BEDROOMS and a shower room off landing. Outside there is a lawned front garden and an enclosed rear garden with patio area. The house benefits from double glazing, gas heating, NO ONWARD CHAIN and is in need of modernisation throughout. The property would make an excellent first time purchase or project 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.  
Made with Metropix i5025

## Location

Bowers Avenue 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 ease of access to the Norwich Ring Road, Norwich International Airport and NDR.

## Accommodation Comprises

Front door to:

### Utility Room 8'0" x 7'10"

Fitted units with worktops over, space for washing machine and tumble dryer.

### Hallway

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

### Lounge/Diner 21'8" x 10'9"

Double glazed window, sliding patio doors, radiator.

### Kitchen 10'9" x 10'5"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and fridge, double glazed window, radiator.

### WC

Low level WC, hand wash basin.

### First Floor Landing

Doors to three bedrooms and shower room.

### Bedroom One 13'8" x 9'10"

Double glazed window, radiator, built in wardrobes.

### Bedroom Two 10'9" x 9'6"

Double glazed window, radiator.

### Bedroom Three 9'9" x 7'11"

Double glazed window, radiator.

### Shower Room 9'6" x 7'11"

Walk-in shower, low level WC, hand wash basin, radiator, frosted double glazed windows.

### Outside Front

Lawned garden with path to front door.

### Outside Rear

Patio seating area, lawned garden, timber shed, enclosed by timber fencing.

### Local Authority

Norwich City Council, Tax Band A.

### 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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	

### 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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