



28 Wingfield Road | | Norwich | NR3 3HF

£220,000

****REQUESTED NR3 ROAD WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this TWO BEDROOM, PORCH ENTRANCE, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance porch, lounge, dining room, kitchen and utility room to the ground floor. On the first floor there are TWO BEDROOMS off landing with one bedroom having an EN-SUITE BATHROOM. Outside there is a low maintenance shingled front garden and a NON-BISECTED REAR GARDEN with rear gate access. 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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with any other information provided. The layout, contents and appearance of the floorplan are not intended to be a guarantee as to their accuracy or efficiency can be given. Made with Metaphor 12/2014

Location

Wingfield Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath, NDR and the Norwich Ring Road.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Lounge 11'11" x 11'0"

Double glazed window, radiator.

Dining Room 11'11" x 11'10"

Double glazed window, radiator, storage cupboard.

Kitchen 7'1" x 6'4"

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

Utility Room 7'2" x 6'1"

Space for washing machine and tumble dryer, double glazed window, boiler.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'11" x 11'1"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'11" x 11'11"

Double glazed window, radiator.

Bathroom 7'3" x 6'6"

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

Outside Front

Shingled garden with steps to front door.

Outside Rear

Non-bisected shingled garden, enclosed by fencing and walling with rear gate access.

Local Authority

Norwich City Council, Tax Band B.

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		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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