

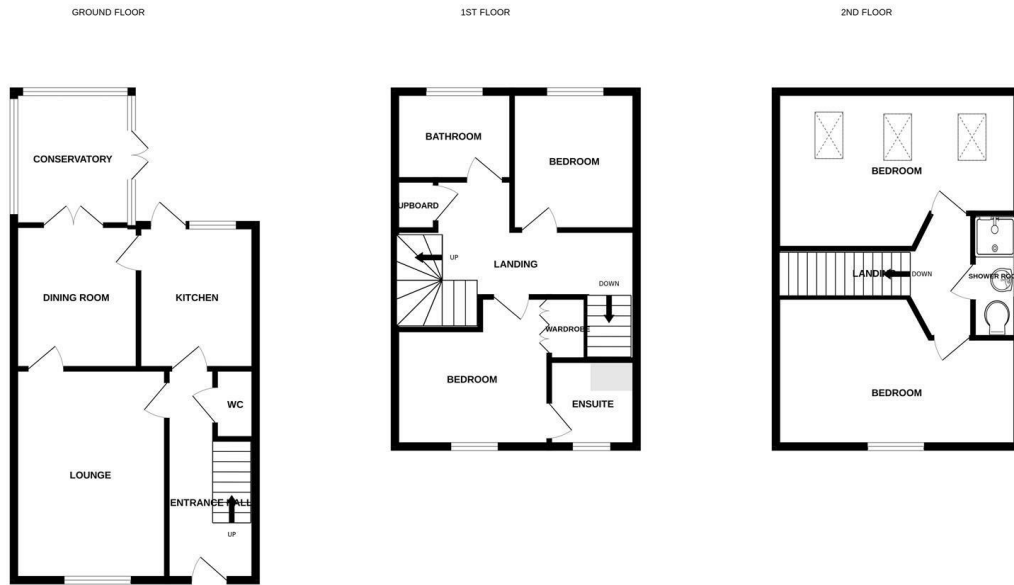


17 Bobbin Road | | Norwich | NR3 2AS

Guide Price £350,000

****GUIDE PRICE ££350,000 - £360,000 MODERN TOWNHOUSE IN A QUIET NR3 LOCATION**** Gilson Bailey are delighted to offer this WELL PRESENTED, SPACIOUS, FOUR BEDROOM, THREE STOREY, SEMI DETACHED TOWNHOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall, lounge, dining room, MODERN FITTED WREN KITCHEN, conservatory and WC to the ground floor. On the first floor there are two bedrooms and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM and to the second floor there are two more bedrooms and a shower room off landing. Outside there is a SECURE OFF ROAD PARKING to the side and a low maintenance, enclosed rear garden. The townhouse benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great family home 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 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.
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Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City Centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge 14'10" x 10'8"

Double glazed window, radiator.

Dining Room 10'2" x 8'10"

French doors, radiator.

Kitchen 10'9" x 8'0"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, double glazed window, door to rear.

Conservatory 9'5" x 8'3"

Double glazed construction with patio doors to garden.

WC

Low level WC, hand wash basin, radiator.

First Floor Landing

Doors to two bedrooms, bathroom and stairs to second floor.

Bedroom One 13'3" x 11'6"

Double glazed window, radiator, built in wardrobes.

En-Suite 5'11" x 5'7"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Four 9'11" x 9'0"

Double glazed window, radiator.

Bathroom 6'11" x 6'2"

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

Second Floor Landing

Doors to two bedrooms and shower room.

Bedroom Two 17'2" x 12'4"

Two velux windows, radiator, built in wardrobe.

Bedroom Three 16'4" x 8'9"

Double glazed window, radiator, cupboard housing boiler.

Shower Room 7'11" x 2'11"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Gated carport providing off road parking.

Outside Rear

Paved garden, shed, enclosed by brick walling and timber/metal fencing.

Local Authority

Norwich City Council, Tax Band D.

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		87
(69-80) C	77	
(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 D

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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