



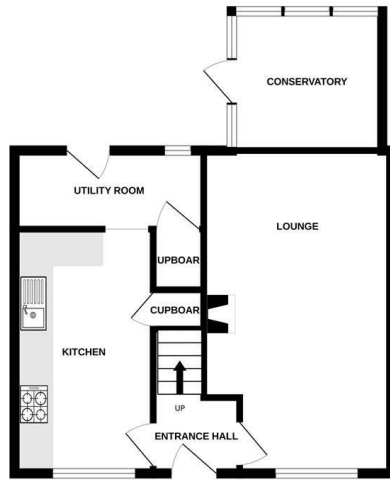
134 Salhouse Road | Sprowston | Norwich | NR7 9DW

Guide Price £240,000

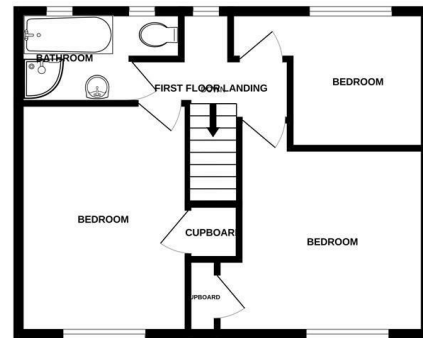
**** GUIDE PRICE £240,000 - £250,000 EXCELLENT FIRST TIME PURCHASE WITH GREAT ACCESS TO THE CITY CENTRE **** Gilson Bailey are delighted to offer this **WELL PRESENTED, THREE BEDROOM, MID TERRACE HOUSE** situated on the edge of the sought after Heartsease estate. Accommodation comprising entrance hall, lounge, kitchen, utility room and conservatory to the ground floor. On the first floor there are **THREE BEDROOMS** and a bathroom off landing. Outside there is a lawned front garden and to the rear there is a good sized garden with a decking area ideal for entertaining and BBQing. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes the perfect time purchase 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.
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Location

Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

Lounge 19'3" x 10'11"

Double glazed window, sliding patio doors, radiator, feature fireplace.

Kitchen 14'3" x 7'11"

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

Utility Room 11'4" x 4'7"

Space for fridge/freezer, washing machine and tumble dryer, door to rear.

Conservatory 8'9" x 8'6"

Double glazed construction, radiator, door to side.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'6" x 9'10"

Double glazed window, radiator.

Bedroom Two 12'5" x 10'11"

Double glazed window, radiator, storage cupboard.

Bedroom Three 11'5" x 8'3"

Double glazed window, radiator.

Bathroom 9'5" x 5'5"

Panelled bath, shower cubicle, low level WC, hand wash basin, radiator, two frosted double glazed windows.

Outside Front

Lawned garden enclosed by low level brick walling.

Outside Rear

Patio area, lawned garden, timber decking, enclosed by timber fencing.

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		84
(69-80) C	69	
(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.

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