



15 Patteson Road | | Norwich | NR3 3EN

£240,000

****GUIDE PRICE £240,000 - £250,000 CHARMING TERRACE ON A SOUGHT AFTER NR3 ROAD**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, MID TERRACE HOUSE situated in the requested NR3 area of Norwich. Accommodation comprising lounge, dining room, kitchen and shower room to the ground floor. On the first floor there are TWO BEDROOMS OFF LANDING with bedroom two having an EN-SUITE BATHROOM. Outside there is a small shingled front garden and a good sized, bisected rear garden. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.





Location

Patteson Road 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 good access to Mousehold Heath, Norwich Ring Road, Norwich train station and the NDR.

Accommodation Comprises

Front door to:

Lounge 12'2" x 12'0"

Double glazed window, radiator.

Dining Room 12'2" x 11'11"

Double glazed window, radiator, storage cupboard.

Kitchen 9'11" x 7'0"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window, door to side.

Shower Room 7'0" x 6'0"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 12'2" x 12'0"

Double glazed window, radiator, storage cupboard.

Bedroom Two 12'2" x 12'1"

Double glazed window, radiator.

Bathroom 10'5" x 7'0"

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

Outside Front

Small shingled garden enclosed by fencing with steps to front door.

Outside Rear

Bisected lawned garden, mature plants and shrubs, timber shed, 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		
(69-80) C		
(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	

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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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