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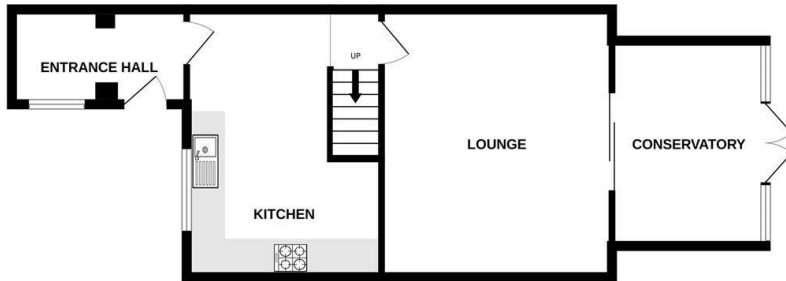
**53 Jamieson Place | | Norwich | NR5 8YZ**

**Guide Price £200,000**

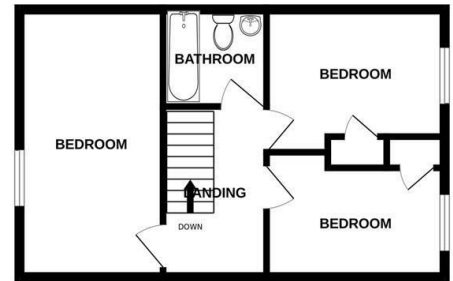
**\*\* GUIDE PRICE - £200,000 TO £210,000 EXTENDED END TERRACE HOUSE OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, END TERRACE HOUSE situated to the west of Norwich. Accommodation comprising entrance hall, kitchen, lounge and conservatory to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a low maintenance front garden and an enclosed, rear garden with rear gate access. The house benefits from double glazing, gas heating, NO ONWARD CHAIN and is in excellent condition throughout. The property would make an excellent first time purchase so be quick to book a viewing.

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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

Jamieson Place is located close to Dereham Road offering direct bus routes to the heart of the city centre with ease of access to the Norfolk and Norwich University Hospital, University of East Anglia and Norwich ring road. Close by to local shops, pubs and schooling.

## Accommodation Comprises

Front door to:

### Entrance Hall

Door to:

### Kitchen 15'10" x 11'7"

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

### Lounge 15'10" x 13'7"

Sliding patio doors, radiator.

### Conservatory 12'1" x 9'1"

Patio doors to garden.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 15'9" x 8'7"

Double glazed window, radiator.

### Bedroom Two 10'7" x 7'5"

Double glazed window, radiator, built in wardrobe.

### Bedroom Three 10'7" x 8'2"

Double glazed window, radiator, built in wardrobe.

## Bathroom 6'6" x 4'11"

Panelled bath with shower over, low level WC, hand wash basin, radiator, extractor fan.

## Outside Front

Paved garden enclosed by timber fencing.

## Outside Rear

Patio area, artificial grass, enclosed by fencing and walling with rear gate access.

## 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>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>60</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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