

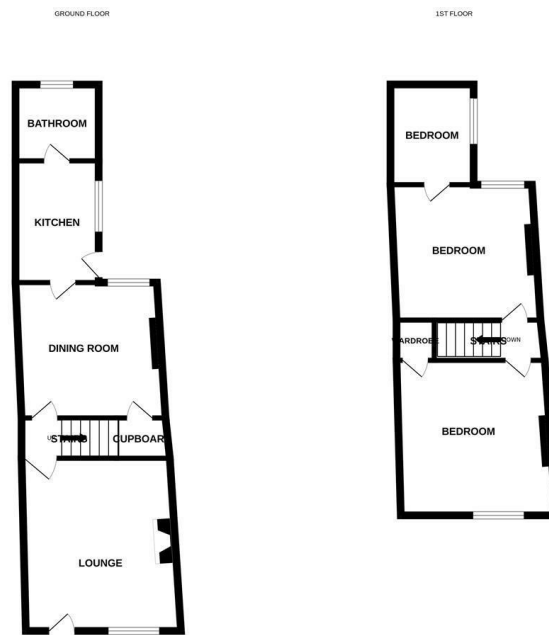


**3 Leonards Street | | Norwich | NR3 3BW**

**£175,000**

**\*\*NR3 TERRACE OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this THREE BEDROOM, MID TERRACE HOUSE tucked away in the highly sought after NR3 area of Norwich within walking distance to the City Centre. Accommodation comprising lounge, dining room, kitchen and bathroom to the ground floor. On the first floor there are two bedrooms off landing with bedroom three off bedroom two. Outside there is a NON-BISECTED REAR GARDEN. 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.





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for descriptive purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
Made with Metagap 02/25

### Location

Leonards Street 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:

#### Lounge 11'6" x 10'9"

Double glazed window, radiator.

#### Dining Room 11'5" x 9'7"

Double glazed window, radiator, storage cupboard.

#### Kitchen 7'5" x 5'9"

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

#### Bathroom 6'3" x 5'2"

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

### First Floor Landing

Doors to two bedrooms.

#### Bedroom One 11'5" x 10'11"

Double glazed window, radiator, storage cupboard.

#### Bedroom Two 11'3" x 9'9"

Double glazed window, radiator.

#### Bedroom Three 7'3" x 5'8"

Double glazed window, radiator.

### Outside

Non-bisected garden with rear gate access.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure

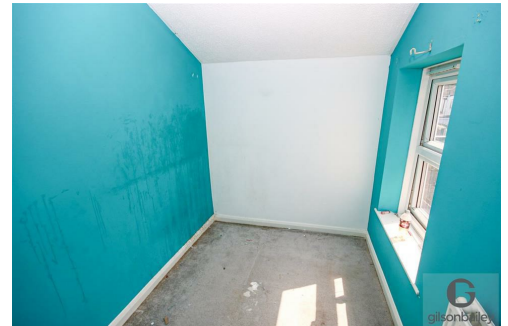
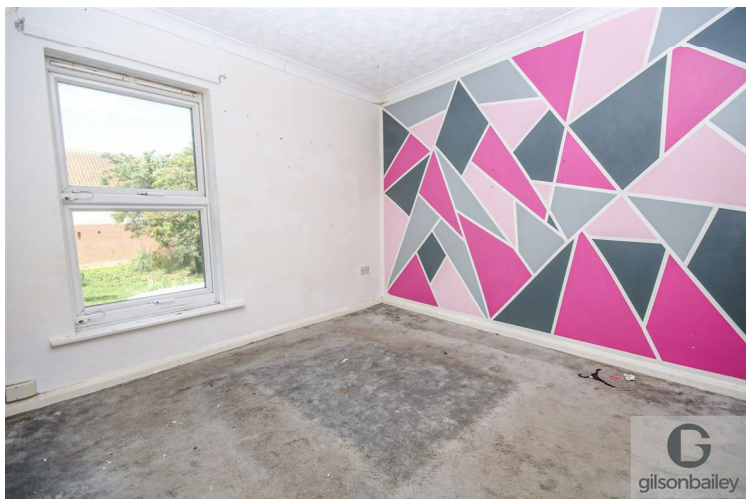
Freehold

### Utilities


Full fibre broadband available.

Mains water and electric.





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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.

<https://www.gilsonbailey.co.uk>  
01603764444