

54 Northcote Road | | Norwich | NR3 4QE

Guide Price £220,000

****GUIDE PRICE £220,000 - £230,000 EXTENDED END TERRACE HOUSE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this FRESHLY DECORATED, EXTENDED, TWO BEDROOM, END TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance porch, 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 low maintenance front garden and a bisected, paved rear garden. The house benefits from double glazing, gas heating, new carpets and has been re-decorated throughout. 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 description contained here, measurements of floor, wall, ceiling, rooms and any other parts 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 fittings shown have not been tested and no guarantee, as to their condition or efficiency can be given.
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Location

Northcote Road 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:

Entrance Porch

Door to:

Lounge 15'6" x 10'10"

Double glazed window, two radiators.

Dining Room 11'1" x 10'9"

Door to rear, radiator, storage cupboard.

Kitchen 8'10" x 5'9"

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

Shower Room 5'8" x 5'1"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'2" x 10'11"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'5" x 10'9"

Double glazed window, radiator.

Bathroom 8'7" x 5'11"

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

Outside Front

Small low maintenance shingled front garden.

Outside Rear

Tiered paved garden enclosed by brick walling and fencing.

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) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(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 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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