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**35 Buxton Road | Norwich | NR3 3HH**

**£350,000**

**\*\*HALL ENTRANCE BAY FRONTED TERRACE ON A REQUESTED NR3 ROAD\*\***

Gilson Bailey are delighted to offer this LARGE, HALL ENTRANCE, OVER PASSAGE, BAY FRONTED, FOUR BEDROOM, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall, lounge/diner, kitchen, lean to and bathroom to the ground floor. On the first floor there are three bedrooms and a bathroom off landing and another bedroom on the second floor. Outside there is a small, low maintenance front garden and a mature, non-bisected rear garden. The house benefits from double glazing, gas heating and offers flexible living space. The property would suit a wide array of buyers so be quick to book a viewing to appreciate the size and location on offer.



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Whilst every effort 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 condition can therefore be given.  
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## Location

Buxton Road is within walking distance of the City Centre, located close by to many local amenities including schooling, popular local pubs, shops, restaurants and supermarkets. There is ease of access to the Norwich Ring Road, NDR, Norwich International Airport and Norwich train station.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge/diner and stairs to first floor.

### Lounge/Diner 26'3" x 11'10"

Double glazed window, two radiators, open fireplace.

### Kitchen 9'10" x 8'5"

Fitted wall and base units with worktops over, sink and drainer, electric hob, fitted oven, space for fridge/freezer and dishwasher, single glazed window.

### Bathroom 8'9" x 5'10"

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

### Lean To 13'10" x 7'3"

Space for washing machine and tumble dryer.

### First Floor Landing

Doors to three bedrooms, bathroom and stairs to second floor.

### Bedroom Two 13'6" x 11'6"

Two double glazed windows, radiator.

### Bedroom Three 13'8" x 12'0"

Double glazed window, radiator, built in wardrobe.

### Bedroom Four 9'10" x 8'8"

Double glazed window, radiator.

### Bathroom 8'2" x 5'10"

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

### Second Floor Landing

Door to:

### Bedroom One 17'4" x 12'5"

Three Velux windows, radiator, hand wash basin.

### Outside Front

Low maintenance front garden with steps up to front door.

### Outside Rear

Non-bisected garden with mature plants, shrubs and trees, enclosed by fencing.

### Local Authority

Norwich City Council, Tax Band C.

### Tenure

Freehold


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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		 <b>77</b>
(55-68) <b>D</b>	 <b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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