



46 Churchill Road | | Norwich | NR3 4PY

Guide Price £190,000

**** GUIDE PRICE £190,000 - £200,000 - FAVOURED NR3 ROAD OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this THREE BEDROOM, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. 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 low maintenance front garden and a NON-BISECTED REAR GARDEN. The house benefits from double glazing, gas heating but is in need of modernisation. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The layout, contents and appearance shown here are not intended and no guarantee as to their accuracy or efficiency can be given. Made with Metaphor 12/2014

Location

Churchill 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 and the Norwich Ring Road.

Accommodation Comprises

Front door to:

Lounge 11'3" x 11'1"

Double glazed window, radiator.

Dining Room 11'3" x 11'0"

Double glazed window, radiator.

Kitchen 7'11" x 6'0"

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

Bathroom 6'7" x 6'5"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'3" x 11'1"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'3" x 11'1"

Double glazed window, radiator.

Bedroom Three 7'11" x 6'1"

Double glazed window, radiator.

Outside Front

Low maintenance garden with steps to front door.

Outside Rear

Non-bisected lawned garden with brick built storage shed 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) 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	

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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