

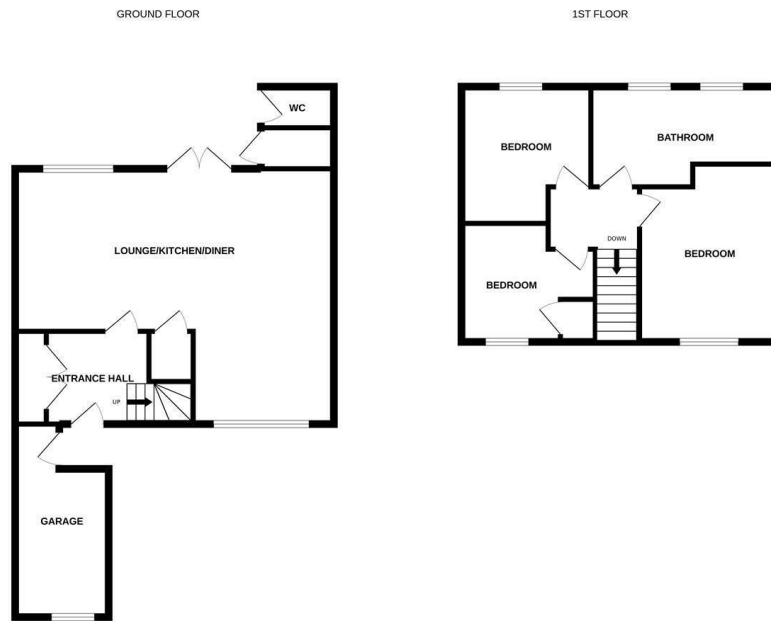


76 Anthony Drive | | Norwich | NR3 4EW

Guide Price £290,000

**** GUIDE PRICE £290,000 - £300, 000 SIMPLY STUNNING RENOVATED MID TERRACE WITH A OUTSIDE STUDIO AND NO ONWARD CHAIN **** Gilson Bailey are delighted to offer this BEAUTIFUL, RENOVATED, THREE BEDROOM mid terrace located in a quiet cul-de-sac to the north of Norwich. Accommodation comprising ENTRANCE HALL and OPEN PLAN LOUNGE/KITCHEN/ DINER to the ground floor. On the first floor there are THREE BEDROOMS and a STYLISH BATHROOM off landing. Outside there is a DRIVEWAY and GARAGE to the front and an ENCLOSED REAR GARDEN with outside WC and a STUDIO/WORKSHOP with power and lighting. The house benefits from A NEW ROOF, NEW DOUBLE GLAZING, GAS HEATING and is in EXCELLENT CONDITION THROUGHOUT. The property would make an excellent first time purchase or family home so be quick to book a viewing.





While 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. The 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.
Made with Metaplan 12/22

Location

Anthony Drive is located close by to a great selection of amenities including, shops, pubs, restaurants and local schooling for all ages with regular bus routes to and from the city centre. There is ease of access to the Norwich ring road, NDR and Mousehold Heath.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge/kitchen/diner and stairs to first floor.

Open Plan Lounge/Kitchen/Diner 24'6" x 19'10"

Fitted wall and base units with worktops over, sink and drainer, four ring induction hob with extractor over, fitted oven, integrated washing machine, space for fridge/freezer, two double glazed windows, two radiators, patio doors, storage cupboard.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'10" x 10'4"

Double glazed window, radiator.

Bedroom Two 9'10" x 9'10"

Double glazed window, radiator.

Bedroom Three 10'9" x 9'9"

Double glazed window, radiator, built in cupboard.

Bathroom 14'7" x 7'8"

Panelled bath with shower attachment, shower cubicle with rainfall shower, low level WC, hand wash basin, two heated towel rails, frosted double glazed windows.

Outside Front

Shingled driveway providing off road parking and a garage with power and lighting.

Outside Rear

Timber decking leading to artificial grass area, outside WC and wash basin, enclosed by brick walling with rear gate access.

Studio/Workshop 9'8" x 7'5"

With power, lighting and electric heating.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Full fibre broadband available.

Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

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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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