



16 Clarke Road | | Norwich | NR3 1JL

Offers In The Region Of £210,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this THREE BEDROOM, PORCH ENTRANCE, MID TERRACE situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance porch, 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 small low maintenance front garden and a NON-BISECTED REAR GARDEN. The house benefits from double glazing, gas heating with a new boiler installed in 2023 and is OFFERED WITH NO ONWARD CHAIN. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.





We have every attempt to ensure the accuracy of the floorplans contained herein, measurements of rooms, buildings, plots 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 have not been tested and no guarantee is made with respect to accuracy or efficiency of the plan.

Location

Clarke 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 Porch

Door to:

Lounge 11'7" x 11'4"

Double glazed window, radiator, cast iron fireplace.

Dining Room 11'7" x 11'3"

Double glazed window, radiator, storage cupboard.

Kitchen 10'5" x 6'0"

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

Bathroom 8'6" x 5'8"

Corner panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'8" x 11'5"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'7" x 11'3"

Double glazed window, radiator.

Bedroom Three 9'11" x 6'0"

Double glazed window, radiator.

Outside

Small low maintenance front garden and a non-bisected rear 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) A		
(81-91) B		87
(69-80) C	69	
(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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