



100 Eade Road | | Norwich | NR3 3EJ

Guide Price £250,000

****GUIDE PRICE £250,000 - £260,000**** Gilson Bailey are delighted to offer this stunning two-bedroom porch entrance mid-terrace home, ideally located on a favoured road in the ever-popular NR3 area of Norwich. Beautifully presented throughout, the property offers stylish and practical accommodation comprising entrance porch, bright and welcoming lounge, separate dining room, contemporary fitted kitchen and the convenience of a utility/WC on the ground floor. The first floor provides two bedrooms off landing, with one bedroom enjoying a modern en-suite bathroom, while stairs lead up to a versatile converted loft room – offering multiple uses.

****NO ONWARD CHAIN****

Outside, the property continues to impress with a small, low-maintenance front garden and a non-bisected rear garden laid to shingle with a patio seating area, ideal for low-fuss outdoor living and entertaining. Further benefits include gas central heating, double glazing, and the added advantage of being offered with no onward chain.

Combining charm, practicality and an enviable NR3 location close to a wealth of amenities and within easy reach of the city centre, this home makes a fantastic first-time purchase or investment opportunity. Early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, sections, areas 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 various systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Plans with Metreplan (2005) for green.

Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City Centre with ease of access to the Norwich Ring Road, Norwich International Airport and NDR.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Lounge 15'2" x 11'11"

Double glazed window, radiator, stairs to first floor.

Dining Room 11'11" x 11'10"

Double glazed window, radiator.

Kitchen 6'9" x 6'9"

fitted wall and base units with worktops over, sink and drainer, space for cooker, integrated fridge/freezer, double glazed window.

Utility/WC 6'8" x 6'4"

Low level WC, hand wash basin, space for washing machine and tumble dryer, radiator, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 12'0" x 11'10"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'11" x 11'10"

Double glazed window, radiator, stairs to loft room.

Bathroom 9'11" x 6'10"

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

Loft Room 14'4" x 10'5"

Two velux windows, radiator, eaves storage.

Outside Front

Raised garden with steps to front door.

Outside Rear

Non-bisected shingled garden, patio seating area, mature plants and shrubs, enclosed by walling and fencing.

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	

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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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