



34 Sewell Road | | Norwich | NR3 4BP

Guide Price £190,000

****GUIDE PRICE £190,000 - £210,000 - SUBSTANTIAL TERRACE HOUSE ON A FAVOURED ROAD OFFERING EXCELLENT POTENTIAL **** Gilson Bailey are delighted to present this extended, bay-fronted three-bedroom mid-terrace house, set over three storeys and located on a highly sought-after road in the ever-popular NR3 area of Norwich. Offering huge potential, the accommodation comprises entrance hall, dining room, lounge, kitchen, bathroom and a versatile garden room to the ground floor. On the first floor there are three bedrooms, with the main bedroom boasting its own en-suite shower room, while the second floor provides a converted loft room, ideal as a study, playroom or guest space.

Outside, the property features a small, low-maintenance front garden and a mature, non-bisected rear garden, perfect for those who enjoy outdoor living. Benefiting from some double glazing, electric heating, and offered with no onward chain, the house is in need of modernisation throughout, giving buyers the exciting opportunity to create a fantastic home tailored to their own style. With excellent potential as either a first-time purchase or a buy-to-let investment, early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and are not intended to be used for any purpose other than as a guide. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and fittings shown here are not intended to be used as a guarantee. No liability is accepted for any errors or omissions. Made with Metaphor 12/20.

Location

Sewell Road is located close by to many local amenities including schooling for all ages, the Sewell Park Academy, popular shops, pubs and local parks to include Sewell Park and Waterloo Park. There are regular public transport links to and from the city centre with ease of access to the Norwich ring road.

Accommodation Comprises

Front door to:

Entrance Hall

Door to:

Dining Room 15'0" x 11'6"

Window to front, electric heater.

Lounge 14'1" x 11'6"

Door to rear, electric heater.

Kitchen 11'1" x 6'7"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge, washing machine and dishwasher, window to side.

Bathroom 6'0" x 5'3"

Panelled bath, low level WC, hand wash basin.

Garden Room 13'1" x 10'2"

Sliding patio doors.

First Floor Landing

Doors to two bedrooms and stairs to loft room.

Bedroom One 11'6" x 11'5"

Two windows to front, electric heater.

En-Suite 4'8" x 4'6"

Shower cubicle, low level WC, hand wash basin.

Bedroom Two 11'7" x 11'6"

Window to rear, electric heater.

Bedroom Three 11'2" x 6'7"

Window to rear.

Loft Room 13'3" x 10'4"

Velux window, electric heater.

Outside Front

Low maintenance garden enclosed by walling with path to front door.

Outside Rear

Non-bisected garden with patio area, lawned garden, mature plants and shrubs, enclosed by fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band B.

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		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	20	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band B

Tenure

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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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