



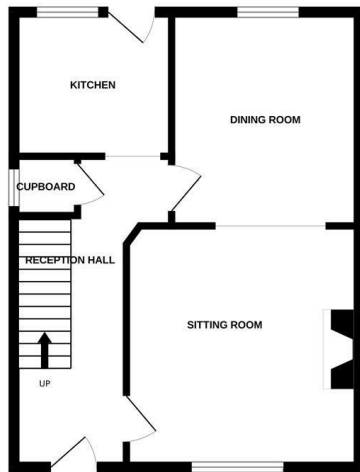
88 Mousehold Street | | Norwich | NR3 1NX

Offers In Excess Of £320,000

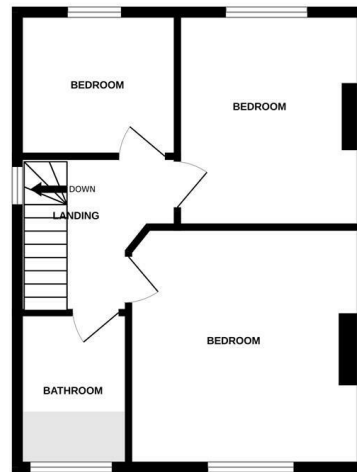
****EXCELLENT DEVELOPMENT POTENTIAL SUBJECT TO PLANNING**** Gilson Bailey are delighted to offer this hall entrance, three-bedroom semi-detached home set on a generous corner plot in the highly sought-after NR3 area of Norwich, within easy walking distance of the City Centre. Offering excellent potential to extend or develop (subject to planning), the property features a welcoming entrance hall, a bright lounge, separate dining room, and a kitchen on the ground floor. Upstairs provides three bedrooms and a family bathroom off the landing. Outside boasts a low-maintenance front garden and a large lawned side and rear garden, perfect for those seeking space or scope to expand. With double glazing, gas heating, and no onward chain, this fantastic home will appeal to a wide range of buyers – early viewing is highly recommended!



GROUND FLOOR



1ST FLOOR



Whilst 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. This 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.
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Location

Mousehold Street is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets. You are within walking distance of the City centre, Norwich train station, riverside walks and Mousehold Heath with ease of access to the Norwich Ring Road, NDR and A47 southern bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge, dining room, kitchen and stairs to first floor.

Lounge 13'0" x 12'6"

Double glazed window, radiator.

Dining Room 11'6" x 10'11"

Double glazed window, radiator.

Kitchen 7'11" x 7'6"

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'11" x 12'5"

Double glazed window, radiator.

Bedroom Two 11'6" x 10'0"

Double glazed window, radiator.

Bedroom Three 8'5" x 7'11"

Double glazed window, radiator.

Bathroom 8'6" x 6'0"

Panelled bath, low level WC, hand wash basin, frosted double glazed window.

Outside

Small low maintenance front garden and a large lawned garden to the side and rear with side access.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains gas, 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	68	
(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 B

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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