

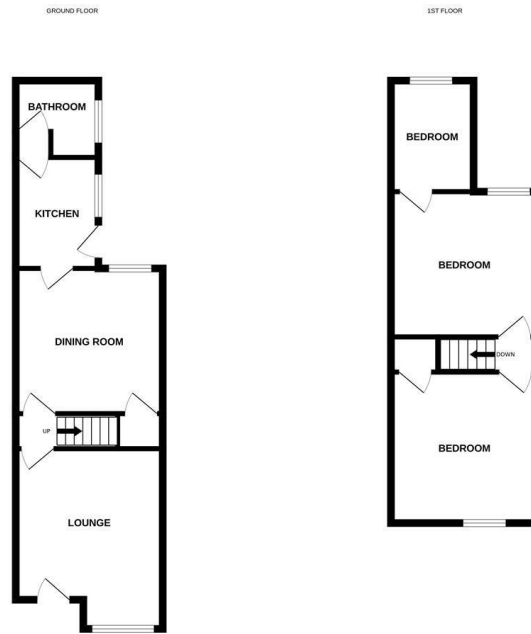


**3 Muriel Road | | Norwich | NR2 3NY**

**£250,000**

Gilson Bailey are delighted to offer, situated on a sought-after, tree-lined road in the heart of Norwich's prestigious Golden Triangle, this bay-fronted, three-bedroom end-terrace house offering a fantastic opportunity for anyone looking to create their dream home. With a spacious lounge, dining room, functional kitchen, and bathroom on the ground floor, the property provides a solid foundation for modernisation. The first floor boasts two well-sized bedrooms, with a third tucked away off the second—perfect for a variety of layouts. Outside there is a low-maintenance front garden and a bisected rear garden. While in need of updating, this property is brimming with possibilities and would make an ideal first-time purchase or a rewarding project for a discerning buyer. Act fast to arrange your viewing and make this delightful home your own!"





Weist every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plans are 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 given as to their accuracy or efficiency. Call for more details.

## Location

The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

## Accommodation Comprises

Front door to:

### Lounge 14'0" x 11'5"

Double glazed window, radiator.

### Dining Room 11'5" x 11'3"

Double glazed window, radiator, storage cupboard.

### Kitchen 8'7" x 6'5"

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

### Bathroom 6'4" x 5'10"

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

## First Floor Landing

Doors to two bedrooms.

### Bedroom One 11'5" x 11'2"

Double glazed window, radiator, storage cupboard.

### Bedroom Two 11'5" x 11'5"

Double glazed window, radiator.

### Bedroom Three 8'8" x 6'5"

Double glazed window, radiator.

## Outside Front

Low maintenance garden with path to front door.

## Outside Rear

Bisected garden enclosed by timber fencing.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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