

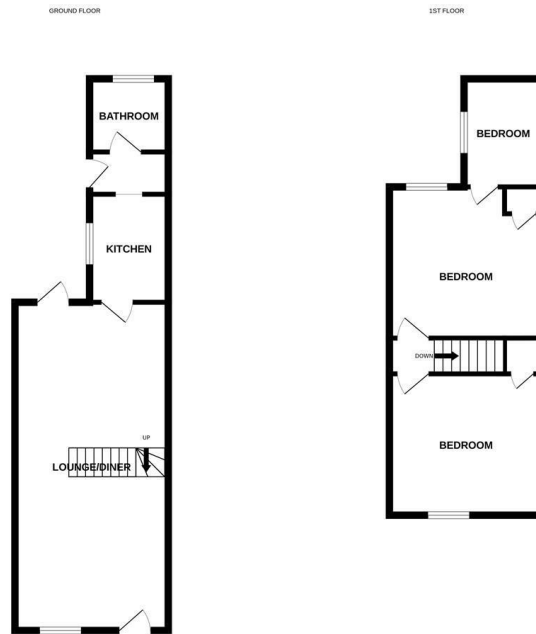


**27 Beaconsfield Road | | Norwich | NR3 4PN**

**Offers In Excess Of £230,000**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this well presented three-bedroom mid-terrace home set along one of NR3's most sought-after roads—a perfect blend of charm, convenience, and modern comfort. From the moment you step inside, the spacious open-plan lounge/diner welcomes you with warmth and character, flowing effortlessly into a well-appointed kitchen and stylish ground-floor bathroom. Upstairs, two bright bedrooms lead to a versatile third bedroom, ideal as a dressing room, study, or cosy guest space. Outside, the property continues to impress with its low-maintenance raised front garden and a private, non-bisected rear garden—your own peaceful retreat right in the city. With double glazing, gas central heating, and no onward chain, this lovely home is ready to move straight into and offers an exceptional opportunity for first-time buyers or savvy investors. Early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made valid November 2020.

### Location

Beaconsfield 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:

#### Lounge/Diner 26'2" x 12'3"

Double glazed window, two radiators, door to rear, stairs to first floor.

#### Kitchen 8'7" x 6'3"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, double glazed window.

#### Bathroom 6'0" x 5'9"

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

### First Floor Landing

Doors to two bedrooms.

#### Bedroom One 12'1" x 11'4"

Double glazed window, radiator, storage cupboard.

#### Bedroom Two 12'1" x 11'5"

Double glazed window, radiator, storage cupboard.

#### Bedroom Three 8'9" x 6'6"

Double glazed window, radiator.

### Outside Front

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

### Outside Rear

Paved and lawned garden, timber shed, enclosed by timber fencing with rear gate access.

### Local Authority

Norwich City Council, Tax Band A.

### 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>                            |                            | <b>78</b>                                                                           |
| (55-68) <b>D</b>                            | <b>60</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<br>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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