



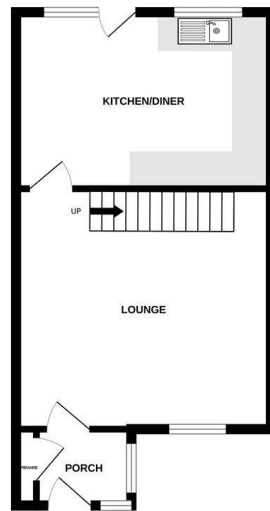
**64 Holworthy Road | | Norwich | NR5 9DG**

**£220,000**

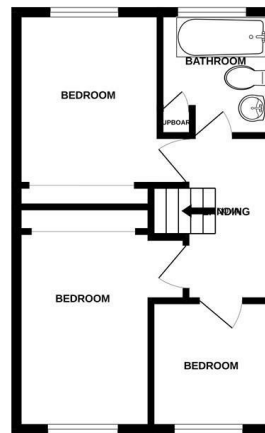
**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are pleased to offer this well-presented three-bedroom end-terrace house, quietly positioned in a small cul-de-sac to the west of Norwich, close to the University of East Anglia and Norfolk & Norwich Hospital. The accommodation includes an entrance porch, a comfortable lounge, and a practical kitchen/diner on the ground floor. Upstairs, there are three bedrooms and a modern fitted bathroom accessed off the landing. Outside, the property features a driveway to the front providing off-road parking, and an enclosed, low-maintenance paved rear garden with a rear gate leading to a single garage. Additional benefits include double glazing, gas central heating, and the property is offered with no onward chain. This would make an ideal first home or a straightforward buy-to-let opportunity. Early viewing is advised.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operation or efficiency on the ground. Made with Metaplan (2020)

## Location

Holworthy Road is to the west of Norwich within reasonable distance of a good selection of amenities including schooling, doctor's surgery, shops and supermarket. There is excellent public transport to and from the city centre with ease of access to Norwich ring road, A47, A11, Longwater Retail Park, University of East Anglia and the Norfolk and Norwich University Hospital.

## Accommodation Comprises

Front door to:

### Entrance Porch

Door to:

### Lounge 14'11" x 13'10"

Double glazed window, radiator, stairs to first floor.

### Kitchen/Diner 14'10" x 9'6"

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

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 10'3" x 10'8"

Double glazed window, radiator, built in wardrobe.

### Bedroom Two 10'3" x 9'8"

Double glazed window, radiator, built in wardrobe.

### Bedroom Three 7'8" x 6'5"

Double glazed window, radiator.

## Bathroom 6'7" x 6'5"

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

## Outside Front

Driveway providing off road parking.

## Outside Rear

Paved garden enclosed by timber fencing with rear gate access to garage.

## 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>                            |                            | 79                                                                                  |
| (55-68) <b>D</b>                            | 68                         |                                                                                     |
| (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 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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