



18 Kirklees | | Norwich | NR4 6LP

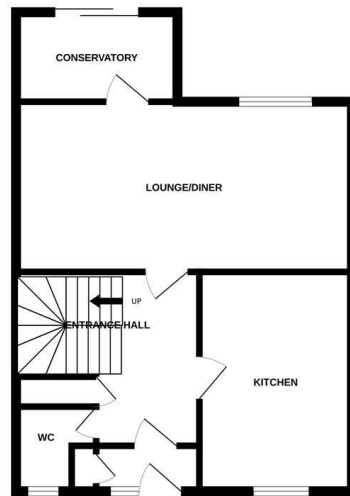
Guide Price £190,000

GUIDE PRICE: £190,000 - £200,000 **OFFERED WITH NO ONWARD CHAIN**

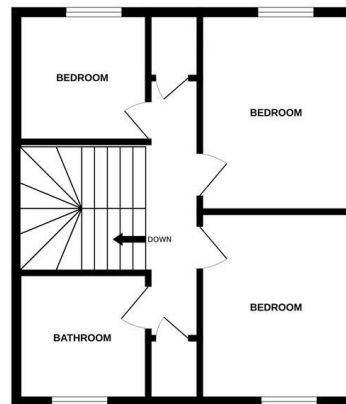
Located to the south of Norwich, this three-bedroom mid-terrace home offers spacious accommodation and excellent potential for improvement. The ground floor features an entrance hall, a generous lounge/diner, a kitchen, a conservatory and a convenient WC, while the first floor provides three bedrooms and a bathroom off the landing. Outside, the property benefits from a driveway offering off-road parking, along with an enclosed rear garden and a useful brick-built storage shed. With double glazing, gas central heating, no onward chain and scope for full modernisation, this property represents an ideal opportunity for first-time buyers. Early viewing is 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 misstatement. This plan is for illustrative purposes only and should be used as a guide only 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

The favoured south city of Norwich offers good access to and from the City centre along with popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich Bus station, Chapelfield Gardens, University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, WC, radiator and stairs to first floor.

Lounge/Diner 19'10" x 10'0"

Double glazed window, radiator.

Kitchen 13'0" x 9'1"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, washing machine and fridge/freezer, double glazed window, radiator.

Conservatory 9'6" x 5'2"

Sliding patio doors to garden.

WC

Low level WC, hand wash basin, frosted window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'10" x 9'2"

Double glazed window, built in wardrobe.

Bedroom Two 11'5" x 8'11"

Double glazed window.

Bedroom Three 9'3" x 7'9"

Double glazed window.

Bathroom 7'8" x 7'7"

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

Outside Front

Driveway providing off road parking.

Outside Rear

Lawned garden, mature shrubs, timber shed, brick built shed, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.

Tenure


Freehold

Utilities

Fibre to the cabinet 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		
(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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