



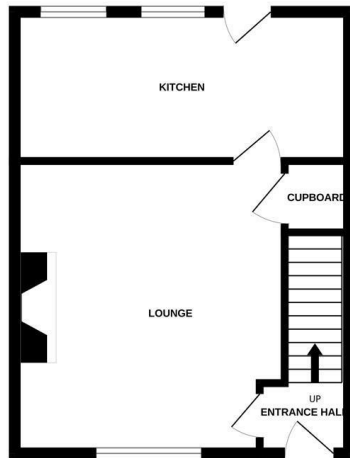
**71 Beecheno Road | | Norwich | NR5 8TP**

## Offers In Excess Of £220,000

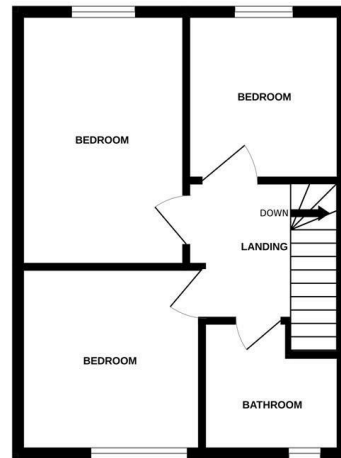
**\*\*VENDOR FOUND\*\*** Gilson Bailey are delighted to offer this well-presented three-bedroom end-terrace home, ideally located to the west of Norwich with convenient access to local amenities and transport links. The ground floor features an entrance hall, a comfortable lounge and a spacious kitchen/diner, while the first floor offers three well-proportioned bedrooms and a bathroom off the landing. Outside, the property benefits from a driveway to the front providing off-road parking and a fully enclosed rear garden, perfect for outdoor dining and relaxation. With double glazing, gas heating and excellent condition throughout, this attractive home represents an ideal first-time purchase or buy-to-let investment. Early viewing is strongly 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

Beecheno Road is close by to many local amenities including schooling, popular local shops, supermarkets, pubs and restaurants with good access to and from the City Centre and ease of access to both the University of East Anglia and Norfolk and Norwich University Hospital. There is also easy access to the Norwich Ring Road, A47 southern bypass with links to the A11 and A140 and Longwater Retail Park.

## Accommodation Comprises

Front door to:

### Entrance Hall

Door to lounge and stairs to first floor.

### Lounge 14'7" x 13'3"

Double glazed window, radiator, under stairs cupboard.

### Kitchen/Diner 16'9" x 7'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, breakfast bar, double glazed window, door to rear.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 9'5" x 8'9"

Double glazed window, radiator.

### Bedroom Two 13'5" x 8'5"

Double glazed window, radiator.

### Bedroom Three 8'0" x 8'11"

Double glazed window, radiator.

## Bathroom

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

## Outside Front

Driveway providing off road parking.

## Outside Rear

Artificial lawn, patio, decking, storage shed with power and lighting, 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>		<b>81</b>
(55-68) <b>D</b>	<b>66</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	

### 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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