

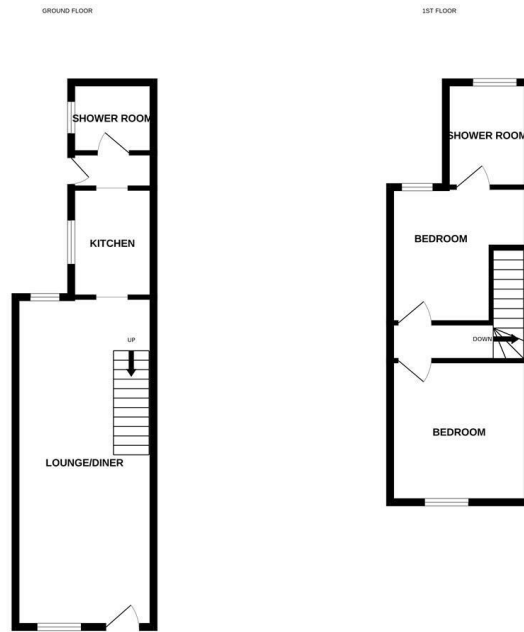


178 Beaconsfield Road | | Norwich | NR3 4PP

Offers In Excess Of £230,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well-presented two-bedroom mid-terrace house, ideally located in the highly sought-after NR3 area of Norwich, making it an excellent first-time purchase or buy-to-let investment. The accommodation is thoughtfully arranged and features an open-plan lounge/diner providing a bright and sociable living space, a modern fitted kitchen and a shower room on the ground floor. To the first floor are two well-proportioned bedrooms accessed from the landing, with one bedroom benefiting from an en-suite shower room. Externally, the property offers a small, low-maintenance front garden and a non-bisected rear garden, ideal for outdoor enjoyment. Further benefits include double glazing, gas central heating and the added advantage of no onward chain. Early viewing is highly recommended to fully appreciate the location, presentation and potential this property has to offer.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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

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 24'10" x 10'5"

Two double glazed windows, two radiators.

Kitchen 8'2" x 6'2"

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

Shower Room 6'5" x 5'4"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 10'9" x 10'5"

Double glazed window, radiator.

Bedroom Two 10'11" x 10'5"

Double glazed window, radiator.

Shower Room 8'2" x 6'5"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Low maintenance garden with path to front door.

Outside Rear

Non-bisected paved garden 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) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(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 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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