

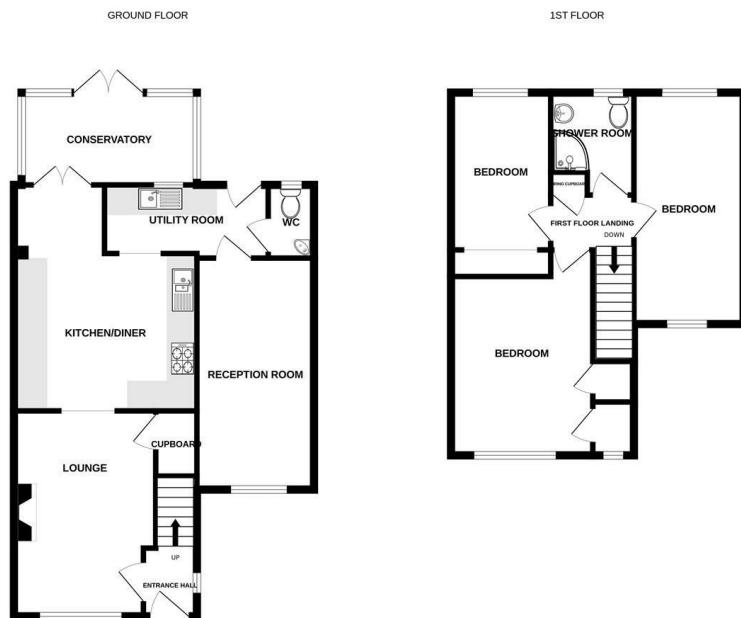


12 Half Mile Road | Norwich | NR3 2RD

Offers In Excess Of £295,000

SEMI DETACHED HOUSE WITH A GARAGE CONVERSION Gilson Bailey are delighted to present this well-presented three-bedroom semi-detached home, ideally located within the highly sought-after NR3 area of Norwich. The spacious and versatile accommodation begins with an entrance hall leading to a comfortable lounge and a large kitchen/diner, perfect for family living and entertaining. The converted garage provides excellent flexibility and could be used as an additional reception room, bedroom or home office, complemented by a utility room, conservatory and a convenient ground-floor WC. To the first floor are three well-proportioned bedrooms, served by a modern shower room off the landing. Externally, the property offers a driveway providing off-road parking and a low-maintenance, enclosed rear garden ideal for easy upkeep. Further benefits include double glazing, gas central heating and excellent condition throughout. This adaptable home will appeal to a wide range of buyers and early viewing is highly recommended.





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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their condition can be given.
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Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge and stairs to first floor.

Lounge 14'6" x 10'2"

Double glazed window, radiator, storage cupboard.

Kitchen/Diner 17'3" x 13'5"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and fridge/freezer, two radiators.

Reception Room 16'6" x 7'10"

Double glazed window, radiator.

Utility Room 11'6" x 4'11"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine and tumble dyer, double glazed window, door to rear.

Conservatory 11'10" x 6'7"

Patio doors to garden.

WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms, shower room and cupboard.

Bedroom One 16'6" x 7'10"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 14'9" x 10'0"

Two double glazed windows, radiator.

Bedroom Three 11'3" x 7'1"

Double glazed window, radiator, built in wardrobe.

Shower Room

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Driveway providing off road parking accessed via iron gates.

Outside Rear

Artificial lawn, shingle, timber shed, enclosed by timber fencing with side gate access.

Local Authority

Norwich City Council, Tax Band C.

Tenure

Freehold

Utilities

Full fibre broadband available.

Mains gas and water.

Solar panels.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band C

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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