



3 Stone Road | | Norwich | NR3 2JZ

Guide Price £200,000

****GUIDE PRICE £200,000 - £210,000**** Gilson Bailey are delighted to present this well maintained three-bedroom mid-terrace home, ideally located within the highly sought-after NR3 area of Norwich. Offering well-balanced and stylish accommodation, the property features a welcoming lounge, separate dining room, fitted kitchen and bathroom to the ground floor, with three well-proportioned bedrooms arranged off the landing on the first floor. Externally, the home boasts a raised shingled front garden, non-permit on street parking and a generous rear garden, perfect for outdoor enjoyment. Further benefits include double glazing, gas central heating and excellent condition throughout, making this an ideal first-time purchase or buy-to-let investment—early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency, can be given.
Made with Metaplan 12/2018

Location

Stone Road has good public transport links and is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath, NDR and the Norwich Ring Road.

Accommodation Comprises

Front door to:

Lounge 12'0" x 11'5"

Double glazed window, radiator.

Dining Room 12'0" x 11'5"

Double glazed window, radiator, understairs storage.

Kitchen 9'11" x 7'4"

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

Bathroom 8'7" x 7'4"

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

First Floor Landing

Doors to three bedrooms.

Bedroom One 12'0" x 11'5"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'5" x 7'6"

Double glazed window, radiator.

Bedroom Three 9'8" x 6'0"

Double glazed window, radiator.

Outside Front

Raised shingled garden with steps to front door.

Outside Rear

Lawned garden, patio seating area, shed, enclosed by walling and 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		87
(69-80) C	71	
(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	

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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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