

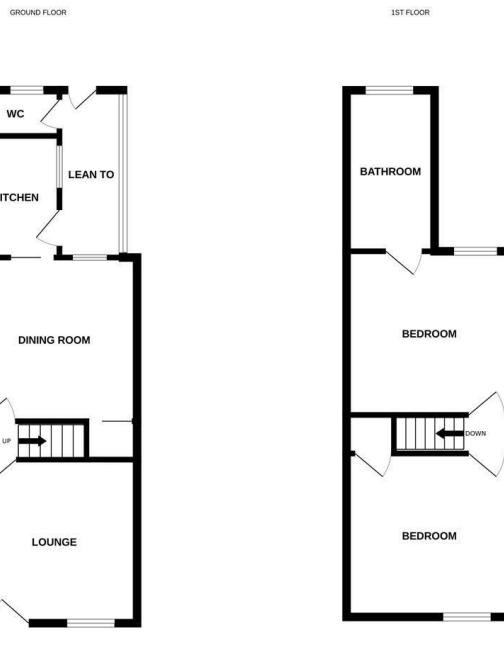


## 28 Geoffrey Road | Norwich | NR1 3BG

### Offers In Excess Of £240,000

**\*\*SOUTH CITY TERRACE WITH A GARAGE\*\*** Gilson Bailey are delighted to present this charming two-bedroom mid-terrace home, ideally located to the south of Norwich and within easy walking distance of the City Centre. The property offers well-arranged accommodation including a welcoming lounge, separate dining room, fitted kitchen, lean-to and ground-floor WC, while upstairs features two generous bedrooms, with the principal bedroom benefiting from its own en-suite bathroom. Externally, there is a low-maintenance front garden and a generous non-bisected rear garden complete with a summerhouse and rear access to a single garage. Further benefits include double glazing, gas central heating and the advantage of no onward chain. An excellent opportunity for first-time buyers or investors alike, early viewing is strongly recommended.





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metrix 2020

## Location

Geoffrey Road can be found to the south of Norwich close by to many local amenities including schooling, shops, pubs, restaurants and supermarkets. You are within walking distance of the City centre, Norwich Bus station and Chapelfield shopping centre and gardens. There is ease of access to the Norwich train station, A47 southern bypass and Norwich Ring Road.

## Accommodation Comprises

Front door to:

### Lounge 11'5" x 11'3"

Double glazed window, radiator.

### Dining Room 11'5" x 11'4"

Double glazed window, gas heater, storage cupboard.

### Kitchen 8'4" x 6'0"

Fitted wall and base units with worktops over, sink and drainer, space for fridge and freezer, window and door to side.

### Lean To 11'8" x 4'4"

Double glazed construction with door to garden.

## WC

Low level WC, hand wash basin, heated towel rail, frosted double glazed window.

## First Floor Landing

Doors to two bedrooms.

### Bedroom One 11'5" x 11'5"

Double glazed window, radiator.

### Bedroom Two 11'6" x 11'4"

Double glazed window, radiator, fitted wardrobes.

### Bathroom 11'3" x 5'8"

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

## Outside Front

Mature plants and shrubs and path to front door.

## Outside Rear

Non-bisected paved garden, mature plants and shrubs, summerhouse, enclosed by fencing and walling with rear gate access to single garage.

## 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	82	
(39-54) <b>E</b>	60	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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