

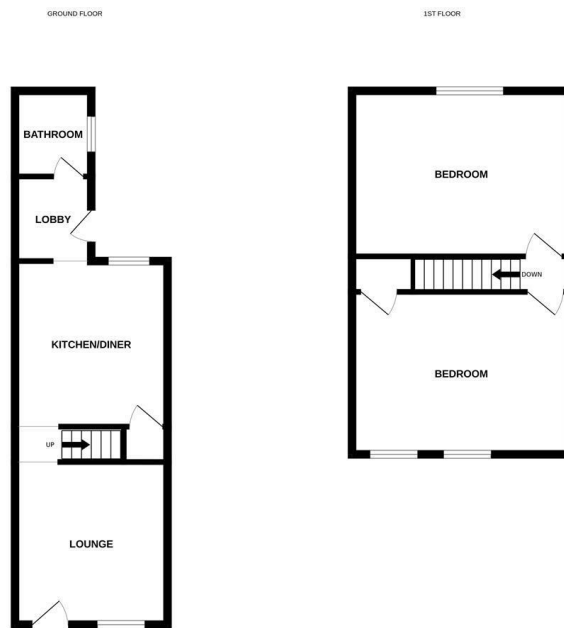


24 Heath Road | | Norwich | NR3 1JW

Offers In Excess Of £235,000

****STUNNING OVER PASSAGE MID TERRACE JUST A SHORT WALK FROM THE CITY CENTRE**** Gilson Bailey are delighted to offer this beautifully presented and spacious over-passage two-bedroom mid-terrace house situated within the highly sought-after NR3 area of Norwich. Stylishly maintained throughout, the accommodation comprises a comfortable lounge, modern kitchen/diner, rear lobby and a contemporary bathroom to the ground floor. Upstairs, there are two generous double bedrooms accessed from the landing, offering excellent space and versatility. Externally, the property benefits from a low-maintenance front garden and a good-sized bisected rear garden, ideal for relaxing and entertaining. Further advantages include double glazing, gas central heating, excellent decorative condition throughout and the added benefit of no onward chain, making this an ideal first-time purchase ready to move straight into.





While every attempt has been made to ensure the accuracy of the description contained herein, measurements of plans, locations, levels and any other items are approximate and not responsible to suit the any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown hereon have not been visited and are provided as to their condition or otherwise as they are given.
Made with Metaplan 02/2020

Location

Heath Road is located close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and is within walking distance to the City centre. There is ease of access to the Norwich Ring Road, Norwich train station, NDR and Mousehold Heath.

Accommodation Comprises

Front door to:

Lounge 11'4 x 10'8

Double glazed window, radiator.

Kitchen/Diner 11'7 x 10'6

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

Lobby 6'2 x 4'8

Space for fridge/freezer, door to side.

Bathroom

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 15'3 x 10'8

Two double glazed windows, radiator, storage cupboard.

Bedroom Two 15'3 x 10'7

Double glazed window, radiator.

Outside Front

Low maintenance garden with path to front door.

Outside Rear

Artificial grass, seating area, mature plants and palm tree, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold


Utilities

Fibre to the property.
Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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.