







3 Kerrison Road I I Norwich I NR1 1JB

£235,000

**Gilson Bailey are delighted to present this beautifully renovated two-bedroom mid-terrace home, ideally located to the east of Norwich within easy walking distance of the city centre and train station. Stylishly updated throughout and offered with no onward chain, the property boasts a welcoming lounge, separate dining room, modern kitchen and contemporary shower room on the ground floor, with two generous bedrooms off the landing upstairs. To the front there is a driveway providing valuable off-road parking, while to the rear lies a sizeable non-bisected garden, perfect for relaxing or entertaining. Benefiting from gas central heating, double glazing and presented in immaculate condition, this turnkey home would make a superb first-time purchase or an excellent buy-to-let investment — early viewing is strongly advised.

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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 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
Kerrison Road lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

Accommodation Comprises
Front door to:

Lounge 11'10" x 10'11"
Double glazed window, radiator.

Dining Room 8'11" x 8'2"
Double glazed window, radiator, cupboard, stairs to first floor.

Kitchen 8'11" x 7'4"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, door to side.

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

First Floor Landing
Doors to two bedrooms.

Bedroom One 13'1" x 10'11"
Double glazed window, radiator, cast iron fireplace, cupboard.

Bedroom Two 10'2" x 8'2"
Double glazed window, radiator.

Outside Front
Driveway providing off road parking.

Outside Rear
Paved garden with artificial grass, timber shed, enclosed by timber fencing.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Freehold

Utilities
Full fibre broadband available.
Mains water and electric.

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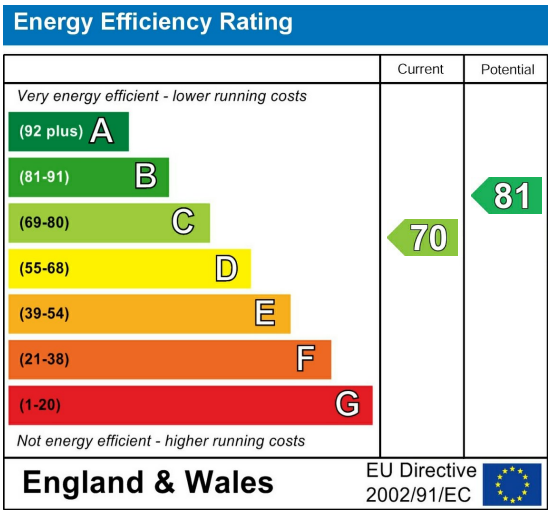












Local Authority

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.