



40 Lawson Road | | Norwich | NR3 4LF

£250,000

****LARGER THAN AVERAGE NR3 TERRACE WITH OFF ROAD PARKING**** Gilson Bailey are delighted to present this beautifully presented two-bedroom mid-terrace home, ideally situated in the ever-popular NR3 district of Norwich, just a short stroll from the vibrant City Centre and its wealth of amenities. Stylishly combining character and contemporary living, the property boasts a welcoming lounge complete with a cosy wood-burning stove, a dining room and a modern fitted kitchen. Upstairs, two bedrooms are complemented by a bathroom accessed off the landing. Externally, the home continues to impress with the rare advantage of a driveway providing off-road parking to the front, while the generous, private bisected rear garden offers a wonderful space to relax, entertain, or enjoy the outdoors. Benefiting from double glazing, gas central heating, and presented in excellent condition throughout, this charming home is ready to move straight into and represents an outstanding opportunity for first-time buyers. Early viewing is highly recommended to avoid missing out.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, boundaries, 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 operation or efficiency can be given.
Made with Floorplan 12/2011

Location

Lawson Road 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 and the Norwich Ring Road.

Accommodation Comprises

Front door to:

Lounge 13'0" x 11'6"

Double glazed window, radiator, wood burner.

Dining Room 10'5" x 8'5"

French doors, radiator, stairs to first floor.

Kitchen 11'1" x 5'8"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, space for washing machine, two double glazed windows, radiator, door to side.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 13'1" x 11'5"

Double glazed window, radiator.

Bedroom Two 8'7" x 6'8"

Double glazed window, radiator.

Bathroom 7'10" x 5'6"

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

Outside Front

Driveway providing off road parking.

Outside Rear

Large bisected garden 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		
(69-80) C		
(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	

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.

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