

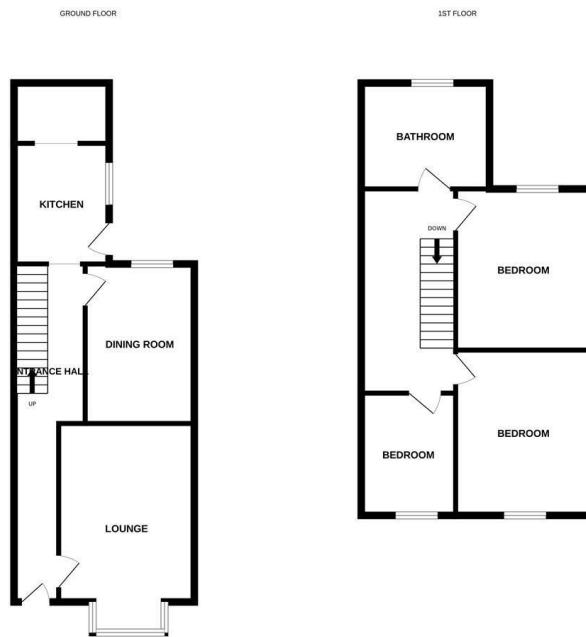


59 St. Olaves Road | | Norwich | NR3 4QB

£270,000

****SPACIOUS OVER PASSAGE HALL ENTRANCE TERRACE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this spacious and well-presented over-passage, hall-entrance three-bedroom mid-terrace home, ideally located in the ever-popular NR3 area of Norwich. Boasting generous proportions throughout, the accommodation comprises an entrance hall, an extended lounge filled with natural light, a separate dining room and a fitted kitchen to the ground floor. Upstairs, three bedrooms and a family bathroom are accessed off the landing, enhancing the practicality and appeal of the layout. Outside, there is a low-maintenance front garden and a good-sized bisected rear garden offering excellent outdoor space. Benefiting from double glazing, gas central heating and offered with no onward chain, this superb property would make 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 floorplans contained herein, measurements of floors, windows, 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 by any prospective purchaser. The accuracy, completeness and appropriateness of the information is not guaranteed. Plans are subject to change without notice. Please refer to the property for details.

Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City Centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, kitchen and stairs to first floor.

Lounge 16'3" x 10'6"

Double glazed window, radiator.

Dining Room 12'5" x 8'6"

Double glazed window, radiator.

Kitchen 14'3" x 7'5"

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'6" x 11'1"

Double glazed window, radiator, cast iron fireplace.

Bedroom Two 12'7" x 10'7"

Double glazed window, radiator, cast iron fireplace.

Bedroom Three 9'6" x 7'4"

Double glazed window, radiator.

Bathroom 10'0" x 8'5"

Shower cubicle, panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Small low maintenance garden with path to front door.

Outside Rear

Bisected lawned garden, patio area, mature plants and shrubs, timber shed, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre to the property.

Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(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 B

Tenure

Freehold