



87 Waddington Street | | Norwich | NR2 4JX

£250,000

****CHARMING WEST CITY TERRACE WITH A LOFT ROOM**** Gilson Bailey are delighted to offer this charming and well-presented three-bedroom mid-terrace home, ideally located within the highly sought-after NR2 area of Norwich and just a short walk from the vibrant City Centre. Offering a wonderful blend of character and practicality, the accommodation comprises a cosy lounge, a separate dining room perfect for entertaining, a well-appointed kitchen and a ground floor bathroom. Upstairs, there are two bedrooms off landing, with bedroom three accessed via bedroom two, alongside ladder access to a versatile converted loft room ideal for storage, hobbies or home working. Outside, the property benefits from a low-maintenance front garden and a private non-bisected rear garden, creating an ideal outdoor retreat. Further benefits include double glazing, gas central heating and excellent presentation throughout, making this an outstanding opportunity for first-time buyers, professionals or buy-to-let investors looking to secure a home in one of Norwich's most desirable and fashionable locations. Early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, rooms, spaces 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 here are not guaranteed and no guarantee as to their condition or efficacy can be given. Made with Metropac C3000.

Location

Waddington Street is situated close by to many local amenities including schooling, popular pubs, shops, restaurants and supermarkets and has great public transport links to and from the city centre. There is also good access to the University of East Anglia, Norfolk & Norwich University Hospital and Norwich Ring Road.

Accommodation Comprises

Front door to:

Lounge 11'2" x 10'7"

Double glazed window, radiator, cast iron fireplace.

Dining Room 11'1" x 10'7"

Double glazed window, radiator, cast iron fireplace, storage cupboard.

Kitchen 8'3" x 6'0"

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

Bathroom 5'10" x 5'5"

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 11'2" x 10'7"

Double glazed window, radiator.

Bedroom Two 11'2" x 10'7"

Double glazed window, radiator, ladder access to loft room.

Bedroom Three 8'3" x 6'0"

Double glazed window, radiator.

Loft Room 10'7" x 10'0"

Velux window.

Outside Front

Low maintenance garden with path to front door.

Outside Rear

Paved and shingled garden, mature trees, timber shed, 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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