







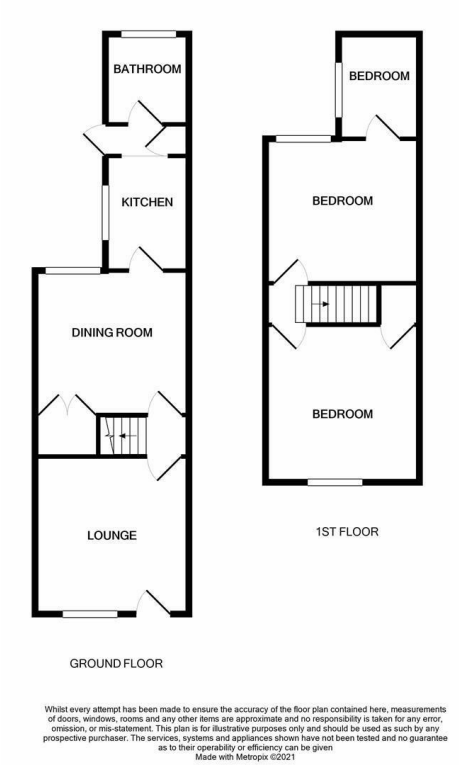
# 59 Bull Close Road I I Norwich I NR3 1NQ

## Guide Price £190,000

** GUIDE PRICE £190,000 - £200,000 - OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this well-proportioned, three bedroom mid-terrace house, ideally situated within the popular NR3 area of Norwich and within walking distance of the City Centre. Offering a practical layout with plenty of potential, the ground floor comprises a comfortable lounge, separate dining room, fitted kitchen and bathroom. Upstairs, there are two double bedrooms off landing, with bedroom three accessed via bedroom two, providing flexible accommodation to suit a variety of needs. Outside, the property features a small front garden and an enclosed courtyard rear garden, offering a low-maintenance space to enjoy outdoors. Further benefits include double glazing, gas central heating and the significant advantage of no onward chain. Combining a convenient location, three bedrooms and a chain-free sale, this appealing home would make an excellent first-time purchase or buy-to-let investment, so be quick to book a viewing.

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## Location
Situated within walking distance of the city centre and close by to local amenities to include, shops, supermarkets, pubs and restaurants. There is ease of access to Mousehold Heath, Norwich Ring Road and Norwich train station.

## Accommodation Comprises:
Front door to:

## Lounge 11'8" x 11'5"
Double glazed window to front, radiator, t.v. point, door to:

## Dining Room 11'0" x 10'4"
Double glazed window to rear, radiator, storage cupboard, door to:

## Kitchen 7'8" x 5'11"
Double glazed window to side, door to side aspect, fitted wall and base units with work tops over, single sink and drainer, tiled splash backs, tiled floor, cooker with four ring hob, space for washing machine and dryer. Door to:

## Bathroom
Frosted double glazed window to rear, low level w.c., wash basin, bath with shower over, tiled splash backs.

## First Floor Landing
With doors to bedrooms one and two.

## Bedroom One 11'11" x 11'8"
Double glazed window to front, radiator, cupboard.

## Bedroom Two 10'1" x 10'5"
Double glazed window to rear, radiator. Door to:

## Bedroom Three 7'10" x 3'10"
Double glazed window to side.

## Outside - Front
Small garden area enclosed by low level brick walling.

## Outside - Rear
Courtyard, non-bisected rear garden with gated access to the rear.

## 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.

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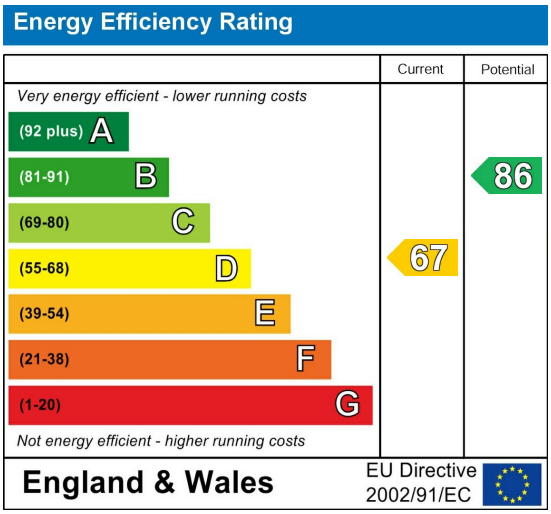













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Freehold

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.