








# 125 Sprowston Road I I Norwich I NR3 4QQ

## Price Guide £210,000

GUIDE PRICE: £210,000 - £220,000 **VENDOR FOUND** Gilson Bailey are delighted to offer this smartly presented, three bedroom mid-terrace house, pleasantly positioned within the sought-after NR3 area of Norwich and offered in excellent condition throughout. Providing comfortable and well-proportioned accommodation, the ground floor comprises an inviting lounge, separate dining room, fitted kitchen and bathroom, creating a practical layout for everyday living. Upstairs, there are two good-sized bedrooms off landing, with bedroom three accessed via bedroom two, offering useful flexibility for a guest room, nursery or home office. Outside, the property features a low-maintenance front garden, while to the rear is the particular advantage of a non-bisected garden with gated rear access, providing a convenient and private space for relaxing, entertaining or enjoying the warmer months. Further benefits include double glazing and gas heating. Combining excellent presentation, versatile accommodation, a non-bisected rear garden and a popular NR3 setting, this attractive home would make a fantastic first-time purchase, so be quick to book a viewing.

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## Location
Sprowston Road is within walking distance of the City centre, located close by to many local amenities including schooling, popular local pubs, shops, restaurants and supermarkets. There is ease of access to the Norwich Ring Road, NDR, Norwich international Airport and Norwich train station.

## Accommodation Comprises
Front door to:

## Lounge 11'5" x 11'0"
Double glazed window, radiator.

## Dining Room 11'5" x 10'11"
Double glazed window, radiator, cupboard.

## Kitchen 10'4" x 6'7"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window, door to side.

## Bathroom 7'7" x 5'8"
Panelled bath with shower over, low level WC, hand wash basin, radiator.

## First Floor Landing
Doors to two bedrooms.

## Bedroom One 11'5" x 11'0"
Double glazed window, radiator, cast iron fireplace, cupboard.

## Bedroom Two 11'5" x 10'11"
Double glazed window, radiator, cast iron fireplace.

## Bedroom Three 10'4" x 6'7"
Double glazed window, radiator.

## Outside Front
Small low maintenance garden enclosed by low level brick walling and railings with path to front door.

## Outside Rear
Non-bisected paved garden enclosed by timber fencing with rear gate access.

## 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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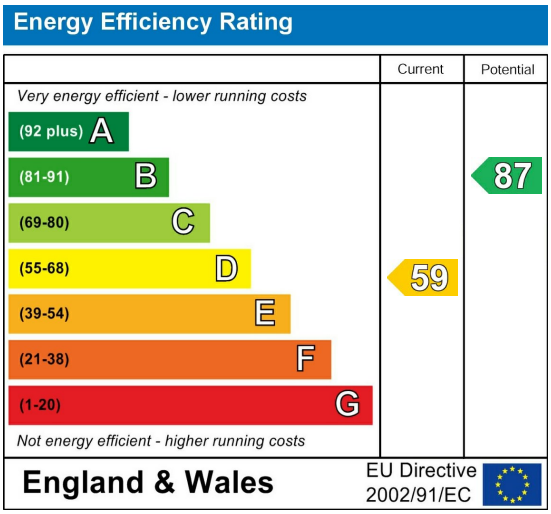













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Norwich City Council, Tax Band A

## 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.