







46 Grant Street I I Norwich I NR2 4HA

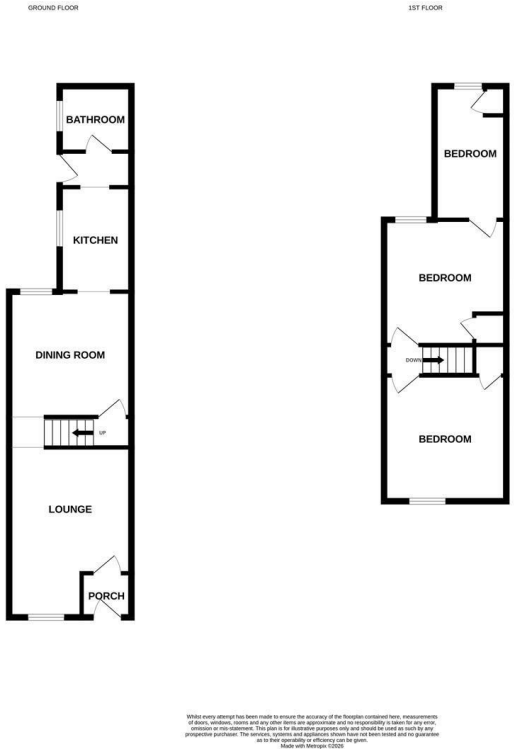
£240,000

EXTENDED TERRACE OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this well-presented and extended, three bedroom mid-terrace house, conveniently situated to the west of Norwich within walking distance of the City Centre and offered with the added advantage of no onward chain. Offering spacious and comfortable accommodation, the ground floor comprises an entrance porch leading into an extended lounge, separate dining room, fitted kitchen and bathroom. Upstairs, there are two well-proportioned 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 low-maintenance front garden, while to the rear is a paved, non-bisected garden, providing a private and easy-to-maintain space for relaxing and entertaining. Further benefits include double glazing, gas heating and a partially boarded loft with a ladder. Combining extended living space, a convenient non-bisected garden, excellent access to Norwich City Centre and a chain-free sale, this appealing home would make a fantastic first-time purchase, so be quick to book a viewing.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 operability or efficiency can be given.
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Location
Grant Street is situated a short walk from popular shops, pubs and restaurants with ease of access to the city centre via public transport links. There is good access to the University of East Anglia, Norfolk & Norwich University Hospital and Norwich Ring Road.

Accommodation Comprises
Front door to:

Entrance Porch
Door to:

Lounge 15'5" x 11'1"
Double glazed window, radiator.

Dining Room 11'5" x 11'1"

Kitchen 9'6" x 6'6"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window.

Bathroom 5'11" x 5'10"
Panelled bath, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing
Doors to two bedrooms.

Bedroom One 11'6" x 11'2"
Double glazed window, radiator, cupboard, cast iron fireplace.

Bedroom Two 11'6" x 11'1"
Double glazed window, radiator, cast iron fireplace, cupboard.

Bedroom Three 12'6" x 6'6"
Double glazed window, radiator, cast iron fireplace, cupboard.

Outside Front
Small low maintenance enclosed by fencing and walling with path to front door.

Outside Rear
Non-bisected paved garden with raised beds and 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.

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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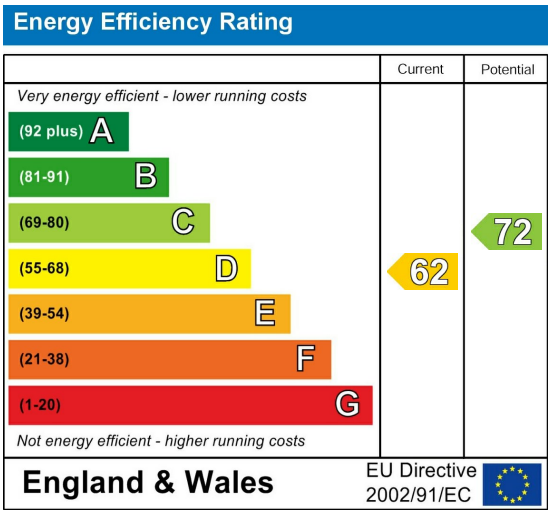












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.