







7 Green Hills Road I I Norwich I NR3 3ET

Guide Price £220,000

GUIDE PRICE £220,000 - £230,000 OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this beautifully presented, three bedroom porch entrance mid-terrace house, attractively positioned along a sought-after road in the ever-popular NR3 area of Norwich and offered with the significant advantage of no onward chain. Combining traditional terraced charm with stylish modern interiors, this appealing property offers comfortable and well-planned accommodation, making it a fantastic opportunity for first-time buyers or those seeking a home in a desirable and convenient location. The ground floor comprises a welcoming entrance porch leading into a comfortable and inviting lounge, providing a lovely space for relaxing and unwinding, alongside a separate dining room ideal for everyday meals and entertaining, a modern fitted kitchen and a stylish contemporary bathroom. Upstairs, there are two well-proportioned bedrooms accessed off landing, with bedroom three accessed via bedroom two, providing excellent flexibility for use as a nursery, home office, dressing room or guest bedroom. Outside, the property benefits from a low-maintenance shingled front garden, while to the rear is the particular advantage of a non-bisected garden with gated rear access, offering a pleasant and convenient outdoor space for relaxing, gardening or entertaining during the warmer months. Further benefits include double glazing and gas heating. Combining three bedrooms, modern interiors, a desirable non-bisected rear garden and a fantastic NR3 location, this attractive chain-free property would make an excellent first-time purchase or investment opportunity, so be quick to book a viewing.

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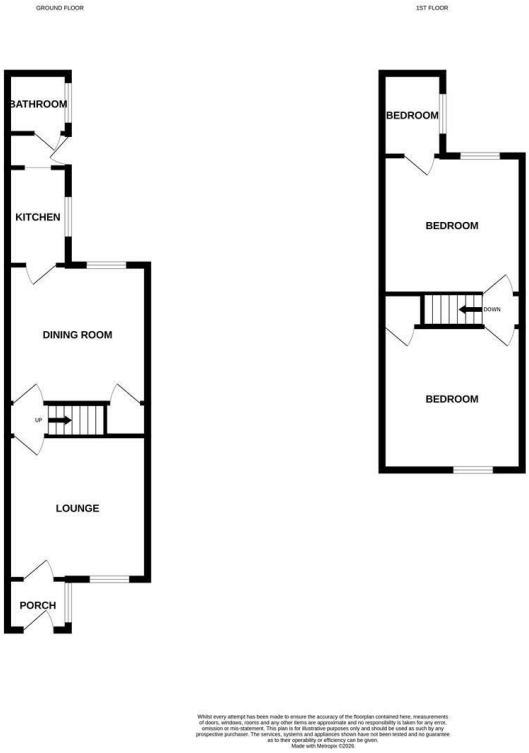

Location
Green Hills Road is within walking distance of the City centre, located close by to many local amenities including schooling, popular local pubs, shops, restaurants and supermarkets. There is ease of access to the Norwich Ring Road, NDR, Norwich international Airport and Norwich train station.

Accommodation Comprises
Front door to:

Entrance Porch
Door to:

Lounge 11'10" x 11'8"
Double glazed window, radiator.

Dining Room 11'8" x 11'5"
Double glazed window, radiator, cupboard.

Kitchen 8'1" x 5'0"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window.

Bathroom 5'0" x 5'0"
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 11'11" x 11'8"
Double glazed window, radiator, cupboard.

Bedroom Two 11'8" x 11'5"
Double glazed window, radiator.

Bedroom Three 6'5" x 5'7"
Double glazed window, radiator.

Outside Front
Shingled garden with path to front door.

Outside Rear
Non-bisected 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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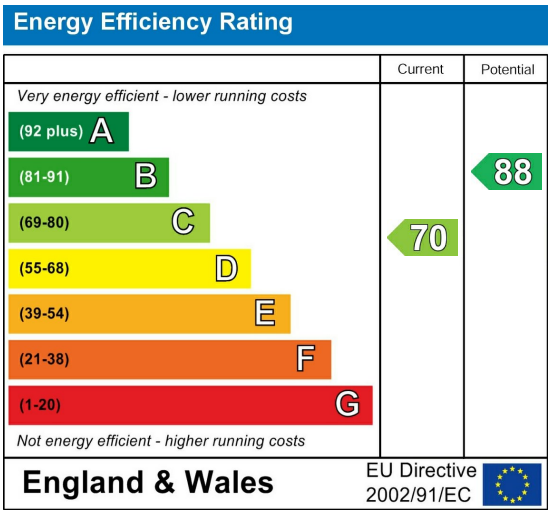

Local Authority

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.