

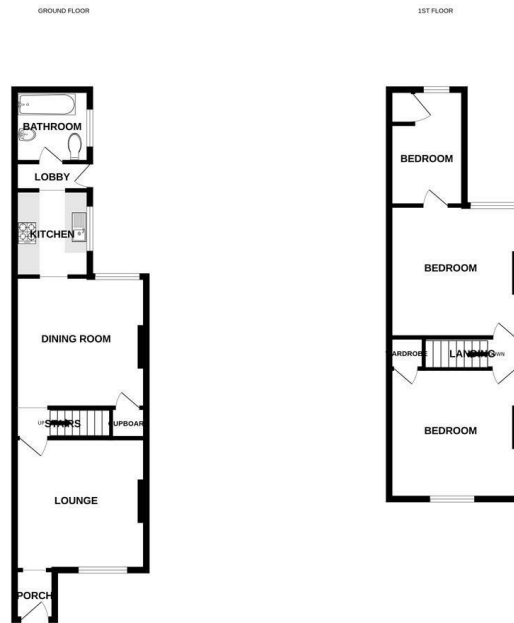


54 Wingfield Road | | Norwich | NR3 3HF

Offers In The Region Of £210,000

****CHARMING NR3 TERRACE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well-presented three-bedroom, porch entrance mid-terrace home, ideally located in the ever-popular NR3 area of Norwich. The accommodation comprises an entrance porch, inviting lounge, separate dining room, fitted kitchen and ground floor bathroom. Upstairs, there are two bedrooms off landing with bedroom three accessed via bedroom two, providing flexible space for a nursery, dressing room or home office. Outside, the property benefits from a low-maintenance front garden and a non-bisected rear garden, perfect for relaxing or entertaining. With double glazing, gas central heating (NEW BOILER FITTED IN DECEMBER 2025) new water tank, and the added advantage of no onward chain, this attractive home would make an excellent first-time purchase or buy-to-let investment. Early viewing is highly recommended.





Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here are not tested, tested and not guaranteed as to their operation or efficiency and for parts. Made with Metropac 12/02.

Location

Wingfield 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

Access to:

Lounge 11'9" x 11'9"

Double glazed window, radiator.

Dining Room 12'1" x 11'9"

Double glazed window, radiator, storage cupboard.

Kitchen 10'0" x 7'6"

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

Bathroom

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 12'1" x 11'9"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'9" x 11'9"

Double glazed window, radiator.

Bedroom Three 11'5" x 6'10"

Double glazed window, radiator.

Outside Front

Small low maintenance garden with steps to front door.

Outside Rear

Non-bisected paved garden, mature shrubs, shed, enclosed by timber fencing with rear gate access.

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.


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		90
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band B

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.