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104 Cecil Road | | Norwich | NR1 2PJ

Guide Price £350,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to present this three-bedroom semi-detached home, ideally positioned in a highly sought-after area to the south of Norwich. Offering great potential and generously proportioned living space, the property features an entrance hall, lounge, separate dining room, and a kitchen on the ground floor. Upstairs, there are three good-sized bedrooms and a bathroom off the landing, providing comfortable accommodation for families and first-time buyers alike.

Outside, the property boasts a generous driveway to the front offering ample off-road parking, a large mature rear garden, and a detached garage, making it ideal for those seeking outdoor space or additional storage. Further benefits include double glazing, gas central heating, and the property is offered with no onward chain, ensuring a smooth and hassle-free purchase.

Homes in this location are always in high demand—early viewing is strongly recommended.

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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 have not been tested and no guarantee as to their operating efficiency can be given.
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Location

You will find Cecil Road situated just south of the City centre, this highly sought after location is within reasonable walking distance to a good selection of amenities including schooling for all ages, local shops, pubs, supermarkets, the City's bus station and the City Centre. There is also excellent access out onto the A140 and Southern Bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to dining room, kitchen and stairs to first floor.

Lounge 14'9" x 13'0"

Double glazed window, radiator.

Dining Room 12'4" x 10'11"

Patio doors, radiator.

Kitchen 9'3" x 7'11"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, window to rear, door to side.

First Floor Landing

Doors to the three bedrooms and bathroom.

Bedroom One 14'11" x 13'0"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 12'7" x 10'11"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 9'5" x 8'2"

Double glazed window, radiator, built in wardrobe.

Bathroom 6'11" x 6'0"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Driveway providing ample off road parking.

Outside Rear

Detached garage, patio area, lawned garden, mature plants and shrubs, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band C.

Tenure

Freehold

Utilities

Full fibre broadband available.
 Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.

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