



28 Grove Avenue | | Norwich | NR1 2QD

£310,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well-presented three-bedroom porch entrance mid-terrace home, superbly positioned in a highly sought-after south city location, within easy walking distance of Norwich City Centre and its excellent range of amenities. Ideal for a variety of buyers, this attractive property offers spacious and well-maintained accommodation throughout, including an entrance porch, a generous lounge/dining room perfect for both relaxing and entertaining, a modern fitted kitchen, and a convenient ground-floor WC. To the first floor, there are three well-proportioned bedrooms and a family bathroom accessed from the landing. Outside, the property benefits from a small front garden and a beautifully presented rear garden, providing an ideal outdoor space to enjoy, while the added advantage of a garage and off-road parking offers rare and valuable practicality for this central location. Further benefits include double glazing, gas central heating, and the convenience of being offered with no onward chain. Combining space, comfort and an excellent location, this fantastic home is sure to attract strong interest, and early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 here are not intended and no guarantee as to their operation or efficiency can be given. Made with Metropac (2020)

Location

The favoured south city of Norwich offers good access to and from the City centre along with popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich Bus station, Chapelfield Gardens, University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Lounge/Diner 19'5" x 15'4"

Double glazed window, radiator, cupboard.

Kitchen 8'6" x 9'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge and washing machine, double glazed window, radiator.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 14'6" x 8'11"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 11'6" x 8'11"

Double glazed window, radiator, built in wardrobes.

Bedroom Three 9'10" x 6'2"

Double glazed window, radiator.

Bathroom 7'5" x 6'2"

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

Outside Front

Small garden with path to front door.

Outside Rear

Patio area, lawn, enclosed by brick walling with rear gate access to parking space and garage.

Local Authority

Norwich City Council, Tax Band C.

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 |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 82 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

Local Authority

Norwich City Council, Tax Band C

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.