

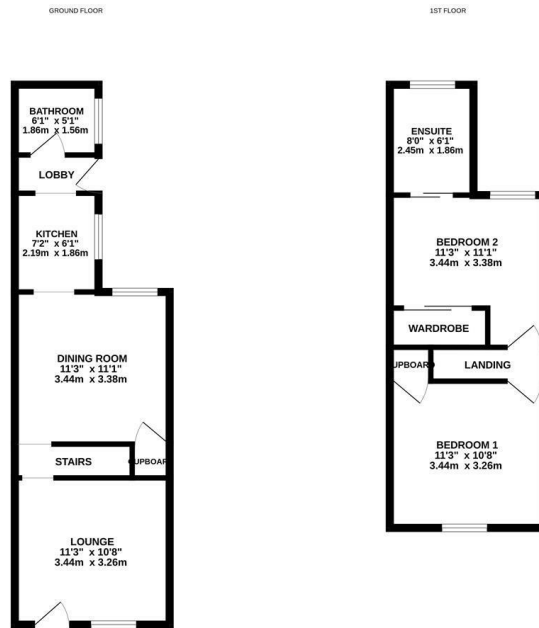


**89 Marlborough Road | | Norwich | NR3 4PL**

**Guide Price £270,000**

**\*\*GUIDE PRICE £270,000 - £280,000 - LOVELY RENOVATED NR3 TERRACE OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this **STUNNING, TWO BEDROOM, MID TERRACE HOUSE** situated in the highly requested NR3 area of Norwich. Accommodation comprising lounge, dining room, kitchen, Lobby and bathroom to the ground floor. On the first floor there are **TWO BEDROOMS OFF LANDING** with bedroom two having an **EN-SUITE SHOWER ROOM**. Outside there is a low maintenance front garden and a **NON-BISECTED REAR GARDEN** with **GARAGE** and vehicular access to the rear. The property has been renovated to a high standard throughout, also benefiting from **UPVC double glazing** and **gas central heating**. The property would make an excellent first time purchase so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, ceiling, height and any other items are approximate and not responsible to them for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any professional guidance. The services, fixtures and appliances shown here are not to be taken as an indication of their availability or otherwise on the day given. Made with Metaphor 02/20

### Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the city centre with ease of access to the Norwich Ring Road and NDR.

### Accommodation Comprises

#### Lounge 11'2" x 10'7"

Double glazed window, radiator, built in shelving into recess, opening to

#### Stairwell

Stairs to first floor, opening to

#### Dining Room 11'2" x 11'1"

Double glazed window, radiator, storage cupboard, opening to

#### Kitchen 7'1" x 6'1"

Fitted wall and base units with worktops over, sink and drainer, fitted oven and hob, space for washing machine, double glazed window, opening to

#### Lobby

Door to side, door to bathroom, space for fridge/freezer.

#### Bathroom

Panelled bath with shower over, low level WC, hand wash basin with vanity unit, radiator, frosted double glazed window.

#### First Floor Landing

Doors to Two bedrooms.

#### Bedroom One 11'2" x 10'8"

Double glazed window, radiator, storage cupboard.

#### Bedroom Two 11'3" x 11'0"

Double glazed window, radiator, built in wardrobe, door to

#### Shower Room

Double Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window

### Outside Front

Low maintenance garden enclosed by walling steps to front door.

### Outside Rear

Non-bisected garden, seating area, enclosed by fencing door to garage with vehicular access to the rear.

### Tenure

Freehold

### Local Authority

Norwich City Council - Tax Band A

### Utilities

Ultrafast Broadband available.

Mains gas, electric, water and drainage.


### 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) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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.

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