18 Vicarage Road I I Norwich I NR3 2HB

£200,000

OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this well-presented three-bedroom mid-terrace home, ideally positioned in the ever-popular NR3 area of Norwich and offered with no onward chain. Full of character and offering excellent potential, the accommodation comprises a comfortable lounge, a separate dining room, a fitted kitchen and a ground floor bathroom. Upstairs, there are two well-proportioned bedrooms accessed from the landing, with the third bedroom leading from bedroom two, providing a versatile space ideal as a nursery, home office or dressing room. Outside, the property benefits from a low-maintenance front garden and a generous bisected rear garden, perfect for enjoying the warmer months. Further benefits include double glazing and gas central heating. Conveniently located within easy reach of Norwich city centre, local amenities, schools and excellent transport links, this fantastic home is perfectly suited to first-time buyers and buy-to-let investors alike, and an early viewing is highly recommended.

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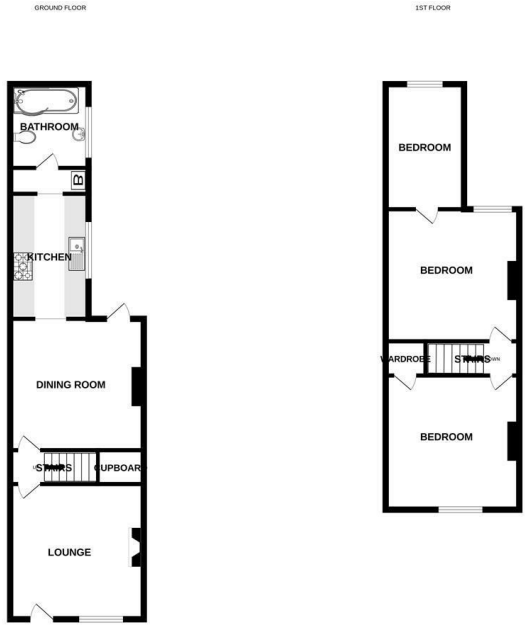

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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
Front door to:

Lounge 11'5" x 11'1"
Double glazed window, radiator.

Dining Room 8'6" x 11'1"
Door to garden, radiator, storage cupboard.

Kitchen 13'1" x 6'2"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for washing machine, double glazed window.

Bathroom
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom One 11'5" x 11'1"
Double glazed window, radiator, storage cupboard.

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

Bedroom Three 8'2" x 6'2"
Double glazed window, radiator.

Garden
Bisected, paved and lawned garden, timber shed, enclosed by timber fencing.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Freehold

Utilities
Copper wire broadband.
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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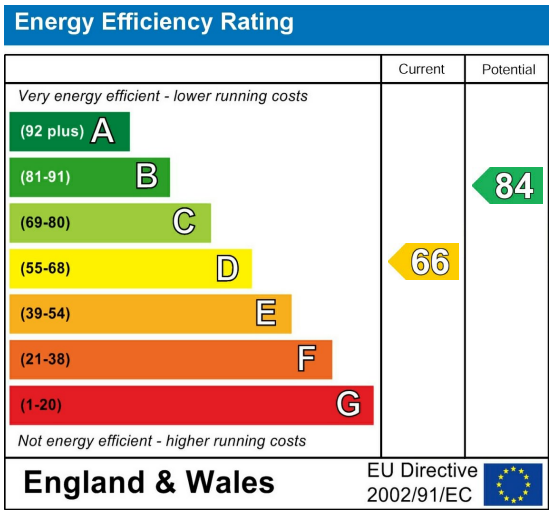

Local Authority

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.

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