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34 Romany Road | Norwich | NR3 4RE

£210,000

****EXTENDED OVER PASSAGE TERRACE WITHIN WALKING DISTANCE TO THE CITY CENTRE**** Gilson Bailey are thrilled to present this charming and deceptively spacious three-bedroom over-passage mid-terrace, beautifully extended and full of potential, nestled in the ever-popular NR3 area of Norwich. From the welcoming entrance porch, you are led into light and airy reception rooms that flow effortlessly through to the well-proportioned kitchen, handy utility space and bathroom, offering a practical yet versatile layout for modern living. Upstairs, two generous bedrooms, a versatile third bedroom and a shower room provide ample space for family life, guests or even a home office. Outside, the property boasts a large non-bisected garden with a large shed with plenty of storage. Benefiting from double glazing, gas central heating and fantastic scope to modernise and personalise, this home is ideally suited to first-time buyers keen to step onto the property ladder, or investors looking for a solid buy-to-let opportunity. With its prime location close to local amenities, schools, parks and Norwich city centre, early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

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Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors or inaccuracies. The floorplan is for illustrative purposes only and is not to scale. It is not intended for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order is given.

Made with Memphis 02205

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:

Entrance Porch

Door to:

Lounge 15'7" x 12'2"

Double glazed window, two radiators.

Dining Room 12'2" x 10'0"

Double glazed window, radiator.

Kitchen 10'4" x 6'5"

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

Utility 6'3" x 6'0"

Space for fridge/freezer and tumble dryer, door to side.

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 16'2" x 11'3"

Double glazed window, radiator.

Bedroom Two 13'3" x 11'1"

Double glazed window, radiator.

Bedroom Three 10'2" x 5'4"

Double glazed window, radiator.

Shower Room

Shower cubicle, low level WC, hand wash basin, radiator.

Outside Front

Steps up to front door, all enclosed by brick walling.

Outside Rear

A courtyard patio area, outside lighting and water point, steps up to a patioed garden enclosed by timber panelled fencing, low maintenance as mainly paved, access to a good-sized timber shed, timber gate gives access back through a passage out onto Romany Road.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold

Utilities

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	77
(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 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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