



44 Ashby Street | | Norwich | NR1 3PU

£275,000

****END TERRACE HOUSE ON THE EDGE OF THE CITY CENTRE**** Gilson Bailey are delighted to offer this well presented, three bedroom, end terrace house ideally situated on the edge of Norwich City Centre, offering spacious and versatile accommodation within easy reach of the city's excellent selection of shops, restaurants, transport links and local amenities. The accommodation comprises a welcoming lounge, separate dining room, fitted kitchen and family bathroom to the ground floor. On the first floor there are two generous bedrooms off the landing, with the principal bedroom benefiting from a superb dressing room and a stylish modern en-suite shower room. Outside, the property enjoys a low maintenance front garden and a private, non-bisected paved rear garden, providing the perfect space for relaxing or entertaining with minimal upkeep. Further benefits include double glazing, gas central heating and excellent decorative order throughout. Combining character, generous living space and a highly convenient location, this fantastic home would make an ideal first-time purchase or buy-to-let investment. Early viewing is highly recommended to fully appreciate everything this property has to offer.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. No guarantee is given as to their accuracy or efficiency and no guarantee is made with respect to them.

Location

Ashby Street can be found to the south of the City centre, close by to many local amenities including schooling, shops, pubs, restaurants and supermarkets. You are within walking distance to Norwich bus station and Chapel Field gardens with ease of access to Norwich train station, Riverside Development, Norwich Ring Road and the A47 southern bypass, A11 and A140.

Accommodation Comprises

Front door to:

Lounge 11'11" x 11'9"

Double glazed window to front, radiator.

Dining Room 11'8" x 10'0"

Double glazed window to rear, radiator, under stairs storage cupboard housing boiler.

Kitchen 8'7" x 6'10"

Fitted wall and base units with work tops over, sink and drainer, four ring electric hob with extractor over, fitted oven, space for washing machine, dishwasher and fridge/freezer, double glazed window to side.

Bathroom 6'8" x 6'2"

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

First Floor Landing

With doors to bedrooms one and two.

Bedroom One 11'11" x 11'10"

Double glazed window to front, radiator, storage cupboard.

Bedroom Two 11'9" x 9'11"

Double glazed window to rear, radiator.

Dressing Room 6'11" x 5'4"

En-Suite 6'11" x 6'5"

Shower cubicle, low level WC, hand wash basin, radiator, double glazed window.

Outside Front

Small, enclosed, low maintenance paved garden.

Outside Rear

Well presented, paved, non-bisected garden with mature plants and shrubs, enclosed by timber fencing with side gate access.

Local Authority

Norwich City Council, Tax Band B.

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		
(55-68) D		
(39-54) E	51	
(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 B

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.

<https://www.gilsonbailey.co.uk>
01603764444