



## 58 Beaconsfield Road | | Norwich | NR3 4PW

**£270,000**

**\*\*\*CHARMING TERRACE HOUSE ON A SOUGHT AFTER NR3 ROAD\*\*** Gilson Bailey are delighted to offer this STUNNING, TWO BEDROOM, MID TERRACE HOUSE situated in the highly desirable NR3 area of Norwich. Accommodation comprising lounge, dining room, kitchen and shower room to the ground floor. On the first floor there are TWO BEDROOMS OFF LANDING with one bedroom having a walk-in dressing room and en-suite bathroom. Outside there is a low maintenance front garden and a SOUTH FACING, NON-BISECTED REAR GARDEN with rear gate access. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase or buy-to-let investment 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, walls 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 such by any prospective purchaser. The services, fixtures and fittings shown here are not intended and no guarantee as to their availability or condition can be given.  
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### Location

Beaconsfield Road is within walking distance of the City centre, located close by to many local amenities including schooling, popular local pubs, shops, restaurants and supermarkets. There is ease of access to the Norwich Ring Road, NDR, Norwich international Airport and Norwich train station.

### Accommodation Comprises

Front door to:

#### Lounge 11'3" x 11'1"

Double glazed window, radiator, wood burner.

#### Dining Room 11'5" x 11'0"

French doors, radiator, storage cupboard.

#### Kitchen 9'1" x 6'2"

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

#### Shower Room 6'7" x 6'3"

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

#### First Floor Landing

Doors to two bedrooms.

#### Bedroom One 11'4" x 11'1"

Double glazed window, radiator.

#### Dressing Room 6'3" x 5'8"

#### Bathroom 6'3" x 5'11"

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

#### Bedroom Two 12'1" x 11'0"

Double glazed window, radiator, storage cupboard.

#### Outside Front

Low maintenance garden with path to front door.

#### Outside Rear

Non-bisected garden with timber decking, timber shed, enclosed by fencing with rear gate access.

#### Local Authority

Norwich City Council, Tax Band A.

#### Tenure

Freehold

#### Utilities

Full fibre broadband available.

Mains water and electric.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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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