

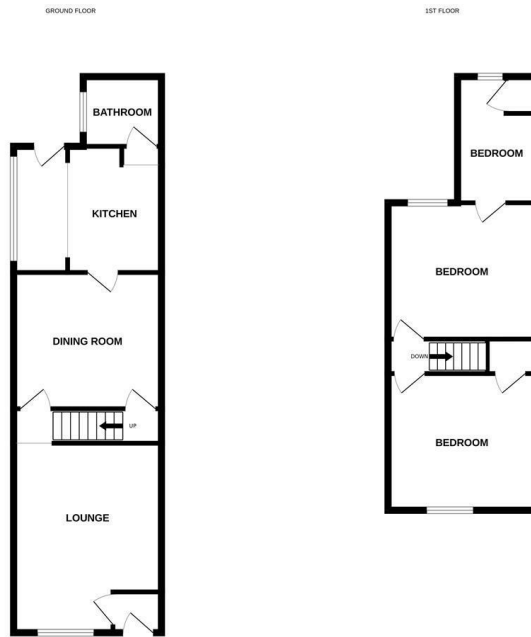


30 Romany Road | | Norwich | NR3 4RE

Offers In Excess Of £220,000

**** LARGE EXTENDED TERRACE HOUSE OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to present this extended three-bedroom mid-terrace home, ideally located within the highly sought-after NR3 area of Norwich. Offering well-proportioned and versatile accommodation, the property features an entrance hall, spacious lounge, separate dining room, extended kitchen and ground-floor bathroom, with three bedrooms arranged over the first floor. Externally, the home enjoys a good-sized, non-bisected rear garden, perfect for outdoor entertaining or relaxing. Further benefits include double glazing, gas central heating and the advantage of no onward chain. An excellent opportunity for first-time buyers or investors alike, early viewing is strongly recommended.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, stairs and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not guaranteed and are subject to availability at the time of completion of the contract. Measurements are to the internal face of the wall. Made with Metaphor 12/2016.

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 Hall

Door to:

Lounge 15'7" x 12'3"

Double glazed window, radiator.

Dining Room 12'2" x 11'3"

Window, radiator.

Kitchen 12'0" x 10'5"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer, washing machine and tumble dryer, door to rear.

Bathroom 6'5" x 5'10"

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 12'2" x 11'3"

Double glazed window, radiator, storage cupboard.

Bedroom Two 12'2" x 11'2"

Double glazed window, radiator.

Bedroom Three 10'4" x 6'3"

Double glazed window, radiator, cupboard housing boiler.

Outside

Non-bisected paved garden with artificial grass, timber shed, enclosed by timber fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold

Utilities


Full fibre broadband available.

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		81
(55-68) D	66	
(39-54) E		
(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 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.