









175 Sprowston Road I I Norwich I NR3 4QQ

Guide Price £270,000

GUIDE PRICE: £270,000 - £280,000 **HALL ENTRANCE BAY FRONTED NR3 TERRACE OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this well-presented and generously proportioned, hall entrance, three bedroom mid-terrace house, featuring an attractive bay-fronted design and ideally positioned within the highly sought-after NR3 area of Norwich. Offered with the welcome advantage of no onward chain, the property provides spacious and practical accommodation comprising a welcoming entrance hall, bay-fronted lounge, separate dining room, large fitted kitchen, useful lean-to and WC to the ground floor. Upstairs, there are three bedrooms and a bathroom off landing, providing an excellent layout for everyday living. Outside, the property has a small, low-maintenance front garden, while to the rear is the particular benefit of a paved, non-bisected garden, creating an easy-to-maintain and convenient space for relaxing or entertaining. Further benefits include double glazing and gas heating. Combining spacious accommodation, three bedrooms off landing, a non-bisected rear garden and a desirable NR3 setting, this attractive chain-free home would make a fantastic first-time purchase, so be quick to book a viewing.

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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
Sprowston 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:

Entrance Hall
Doors to lounge, dining room and stairs to first floor.

Lounge 15'1" x 10'11"
Double glazed windows, radiator, wood burner.

Dining Room 12'2" x 10'11"
French doors, radiator, wood burner, cupboard.

Kitchen 14'1" x 6'7"
Fitted wall and base units with worktops over, sink and drainer, space for Range cooker, space for fridge/freezer, washing machine and dishwasher, two double glazed windows.

Lean To 7'6" x 6'10"
Door to garden.

WC 6'6" x 2'9"
Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing
Doors to three bedrooms and bathroom.

Bedroom One 12'2" x 9'8"
Double glazed window, radiator.

Bedroom Two 12'4" x 9'8"
Double glazed window, radiator.

Bedroom Three 9'3" x 4'9"
Double glazed window, radiator.

Bathroom 8'11" x 6'9"
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front
Low maintenance garden with path to front door.

Outside Rear
Non-bisected paved garden, timber shed, enclosed by timber fencing with rear 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.

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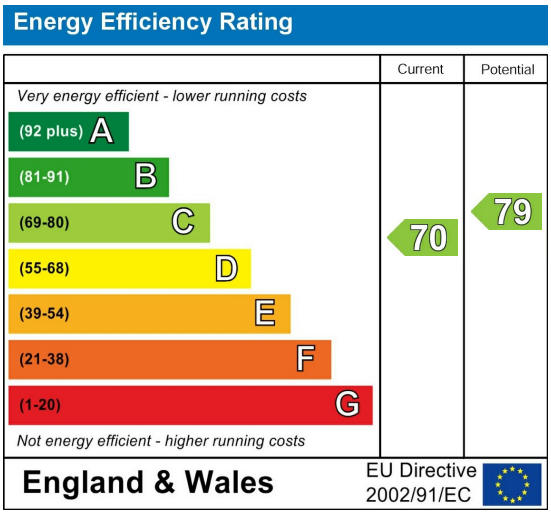












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.