23 Lawson Road I I Norwich I NR3 4LE

Guide Price £180,000

GUIDE PRICE £180,000 - £190,000MID TERRACE HOUSE WITH A LARGE GARDEN AND OFF ROAD PARKING ** Gilson Bailey are delighted to offer this well presented, two bedroom mid terrace located in the highly popular NR3 area of Norwich with accommodation comprising, large open plan lounge/diner, kitchen and bathroom to the ground floor, and on the first floor there are two bedrooms. Outside there is a bisected then large enclosed garden backing onto the Christchurch Centre, and off road parking to the front of the property, while the house benefits from double glazing, and modern gas central heating . The property would make an excellent first time purchase or buy to let investment 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
Lawson Road is within walking distance of the City Centre in the heart of NR3 and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath and the Norwich Ring Road.

Accommodation Comprises
Door to

Lounge/Dining Room 20'6" max x 12'9" max narrowing to 10'10" min
Front entrance door, central open plan stairs to first floor and wall mounted gas fire for heating and hot water.

Kitchen 9'10" x 6'3"
Modern fitted comprehensive range of eye and base level kitchen units, inset sink unit, tiled splashbacks, built-in electric hob with stainless steel extractor hood over, built-in stainless steel oven, radiator, plumbing for washing machine, tiled floor, uPVC double glazed window to the rear aspect and door leading into the rear garden

Bathroom
Modern three piece suite comprising a quality panelled bath with attached shower, wash hand basin and low level WC, tiled surrounds, tiled floor and uPVC double glazed window to side aspect.

Bedroom One 11'11" max narrowing to 9'2" min x 8'4"
Two uPVC double glazed windows to the front aspect, built-in airing cupboard housing hot water cylinder and radiator

Bedroom Two 12'2" x 8'1"
Upvc double glazed windows to the rear aspect and radiator

Exterior
The property has off road parking to the front aspect, with permit on road parking also available. The stunning large bisected rear garden is enclosed by fencing with trellis, and a large timber workshop to the rear of the garden

Local Authority
Norwich City Council - Tax Band A

Tenure
Freehold

Utilties
Ultrafast Broadband available.
Mains water, gas 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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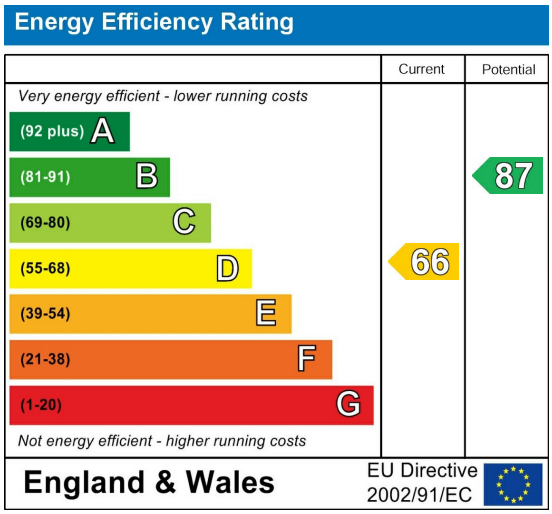

Local Authority

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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