

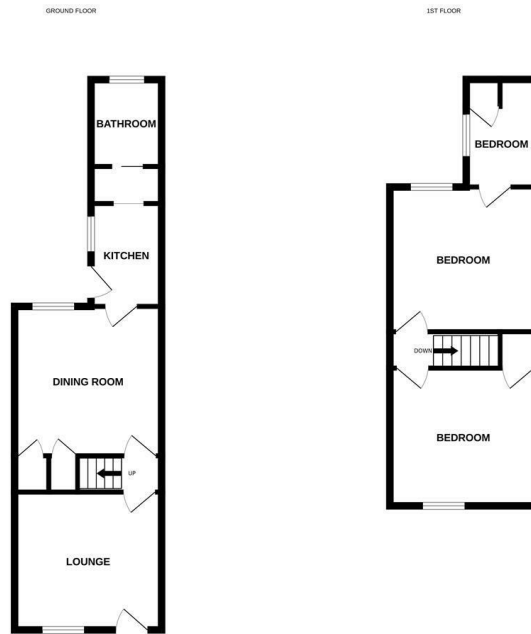


**47 Bakers Road | | Norwich | NR3 3AZ**

**Guide Price £250,000**

**\*\*REQUESTED ROAD IN NR3 OVERLOOKING THE GREEN\*\*** Gilson Bailey are delighted to offer this charming three-bedroom mid-terrace home, enviably positioned in the highly sought-after NR3 area of Norwich, just a short walk from the City Centre. Brimming with character and original features, the property offers well-proportioned accommodation comprising a cosy lounge, separate dining room, fitted kitchen and ground floor bathroom. Upstairs, there are two bedrooms off landing, with bedroom three accessed via bedroom two – ideal as a nursery, dressing room or home office. Outside, a mature front garden enjoys attractive views over the green, while the generous non-bisected rear garden benefits from rear access, creating a wonderful outdoor space. With double glazing and gas central heating, this delightful home would make an excellent first-time purchase, and early viewing is highly recommended.





Weist every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The layout, fixtures and fittings shown have not been tested and no guarantee is given as to their operation or efficiency can be given. Made with Metaphor 12/2016

## Location

Bakers Road is located in the popular NR3 area of Norwich within walking distance to the City centre and close by to many local amenities including schooling, popular local shops, pubs restaurants and supermarkets and has great public transport links to and from the City centre. There is also good access to the Norwich Ring Road, Norwich train station, Norwich International Airport, Wensum Park and the NDR.

## Accommodation Comprises

Front door to:

### Lounge 11'6" x 10'9"

Double glazed window, radiator, cast iron fireplace.

### Dining Room 12'0" x 11'6"

Double glazed window, radiator, cast iron fireplace, storage cupboard.

### Kitchen 8'1" x 5'8"

Fitted wall and base units with worktops over, butler sink with tap over, space for cooker, fridge/freezer, washing machine and tumble dryer, double glazed window.

### Bathroom 6'7" x 5'11"

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 11'7" x 10'11"

Double glazed window, radiator, cast iron fireplace, storage cupboard.

### Bedroom Two 12'0" x 11'7"

Double glazed window, radiator, cast iron fireplace.

### Bedroom Three 8'1" x 5'8"

Double glazed window, radiator, cupboard.

## Outside Front

Lawned garden with mature plants and shrubs and path to front door.

## Outside Rear

Shingled garden, mature plants and shrubs, timber shed, enclosed by timber fencing with rear gate access.

## Local Authority

Norwich City Council, Tax Band A.

## Tenure

Freehold

## Utilities

Fibre to the property.  
Mains gas, 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<br>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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