



35 Rackham Road | | Norwich | NR3 3JQ

Guide Price £230,000

****GUIDE PRICE £230,000 - £240,000 CHARMING NR3 TERRACE**** Gilson Bailey are delighted to offer this well-presented two-bedroom mid-terrace home, situated within the highly sought-after NR3 area of Norwich and offering a fantastic opportunity for first-time buyers and professionals alike. Beautifully maintained throughout, the property combines character, comfort and practicality, with accommodation comprising a spacious open-plan lounge/dining room, creating a bright and sociable living space, together with a fitted kitchen featuring attractive solid wood worktops, a modern shower room and lean to to the ground floor. Upstairs, there are two well-proportioned bedrooms accessed from the landing. Outside, the property benefits from a low-maintenance front garden and a particularly impressive, large non-bisected rear garden, providing a wonderful outdoor space for relaxing, entertaining and gardening enthusiasts. The current owners have invested significantly in the property, with improvements including solar panels, air source heat pump, new high-efficiency column radiators, a new roof, replacement double-glazed windows and doors, a new fuse board and lime repointing, enhancing both the efficiency and longevity of the home. Further benefits include double glazing and excellent decorative order throughout, allowing prospective purchasers to move straight in and enjoy. Positioned within one of Norwich's most popular residential areas, close to an array of local amenities, independent shops, cafés and convenient transport links, this charming home represents an excellent first-time purchase and early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, rooms and any other facts are approximate and the responsibility lies for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any professional purchase. The architect, surveyor and quantities shall have no liability and no guarantee as to their availability, efficiency and/or for given. Made and Modified 02/2024

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:

Lounge/Diner 20'9" x 11'3"

Double glazed window, sliding doors, two radiators, stairs to first floor.

Kitchen 9'10" x 8'0"

Base units with wood worktops, sink and drainer, space for Range cooker, double glazed window, door to side.

Shower Room 6'0" x 4'11"

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

Lean To 9'3" x 5'2"

Space for washing machine, door to garden.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'3" x 10'11"

Double glazed window, radiator.

Bedroom Two 11'3" x 9'10"

Double glazed window, radiator, storage cupboard.

Outside Front

Small shingled garden with path to front door.

Outside Rear

Non-bisected garden with vegetable patch, fig tree, enclosed by fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band A.

Tenure

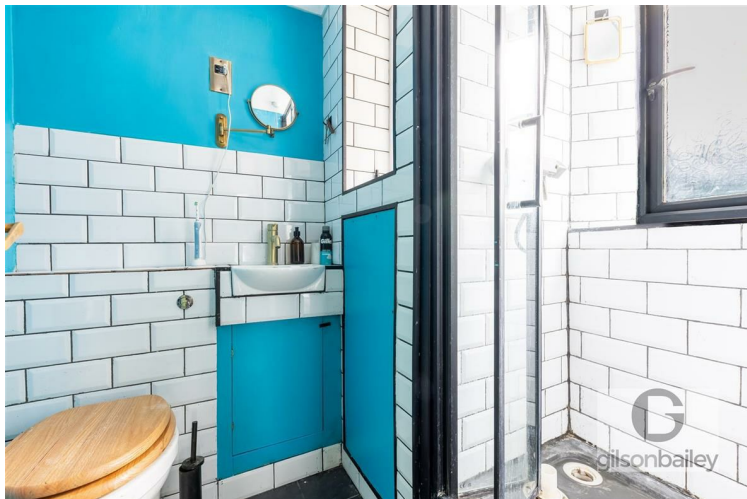
Freehold

Utilities


Fibre to the property.
Mains gas, water and electric.

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		95
(81-91) B	87	
(69-80) C		
(55-68) D		
(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.

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