



15 Guernsey Road | | Norwich | NR3 1JJ

Guide Price £250,000

****GUIDE PRICE £250,000 - £260,000 - LOVELY NR3 TERRACE**** Gilson Bailey are delighted to offer this STUNNING, OVER PASSAGE, THREE BEDROOM, MID TERRACE HOUSE situated in the highly requested NR3 area of Norwich. Accommodation comprising lounge, dining room, kitchen and bathroom to the ground floor. On the first floor there are TWO BEDROOMS AND AN OFFICE/STUDY ROOM WITH A SHOWER ROOM OFF LANDING. Outside there is a low maintenance front garden and a NON-BISECTED REAR COURT YARD GARDEN with rear gate access. The house benefits from some UPVC double glazing, gas heating, an array of features including SASH WINDOWS, COVING, CEILING ROSE, STRIPPED FLOORS and is presented in EXCELLENT CONDITION throughout. The property would make an excellent first time purchase or investment.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, rooms and any other fixed and separate work will be responsible to those for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The accuracy, correctness and applicability shall have no been tested and no guarantee as to their reliability or efficiency can be given.
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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:

Door to

Lounge 11'11" x 11'9"

Sash windows, stripped floor, exposed brick fireplace, radiator, opening to

Dining Room 11'10" x 11'8"

UPVC door to rear, opening to stairs, stripped floor, radiator, opening to

Kitchen 6'1" x 10'3'4"

Two UPVC windows, wall and base units, single sink and drainer, cooker, washing machine and fridge/freezer to be included, extractor, gas boiler, door to

Bathroom

Low Level WC, bath with shower fitment over, hand wash basin, radiator, UPVC window.

First Floor Landing

Doors to Bedrooms one, two, three and shower room.

Bedroom One 15'1" x 11'9"

Sash window, radiator, cupboard.

Bedroom Two

UPVC window, radiator, cupboard.

Bedroom Three 7'7" x 9'10"

UPVC window, radiator.

Outside

Front garden. Non bisected rear courtyard garden enclosed by brick walling, gate to rear.

Utilities

Ultra fast broadband available.
Mains gas, water and electric.

Local Authority

Norwich City Council - Tax Band B

Tenure

Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.