



122 Silver Road | | Norwich | NR3 4TG

Guide Price £210,000

****GUIDE PRICE £210,000 - £220,000 NR3 TERRACE WITH A LOFT ROOM****
Gilson Bailey are delighted to present this impressive three-bedroom mid-terrace home with a converted loft, set in the ever-popular NR3 area of Norwich. Offering fantastic potential throughout, the property features a lounge, dining room, kitchen, lean-to and bathroom on the ground floor, with two bedrooms off the landing on the first floor, a third bedroom off bedroom one, and a versatile converted loft room on the second floor. Outside boasts a low-maintenance front garden and a non-bisected rear garden ideal for outdoor enjoyment. With double glazing, gas heating A NEW ROOF and the added benefit of no onward chain, this property represents an excellent opportunity for first-time buyers or investors alike. Early viewing is highly recommended.





While 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 architect's services and appearance shown here are not intended and no guarantee is given to them. Made with Metropac 6.0.0.05

Location

Silver 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:

Lounge 11'3" x 10'11"

Double glazed window, radiator.

Dining Room 11'3" x 10'9"

Radiator, fireplace, doors to lean to.

Kitchen 8'9" x 7'6"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, radiator.

Lean to 9'3" x 3'8"

Door to garden.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to two bedrooms and stairs to loft room.

Bedroom One 11'5" x 10'11"

Double glazed window, radiator.

Bedroom Two 11'5" x 8'5"

Double glazed window, radiator.

Bedroom Three 8'11" x 7'8"

Double glazed window, radiator.

Loft Room 12'9" x 9'10"

Two Velux windows.

Outside Front

Low maintenance garden enclosed by walling.

Outside Rear

Non-bisected garden enclosed by timber fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold

Utilities


Full fibre broadband available.
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		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(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.