







39 Millers Lane I I Norwich I NR3 3LT

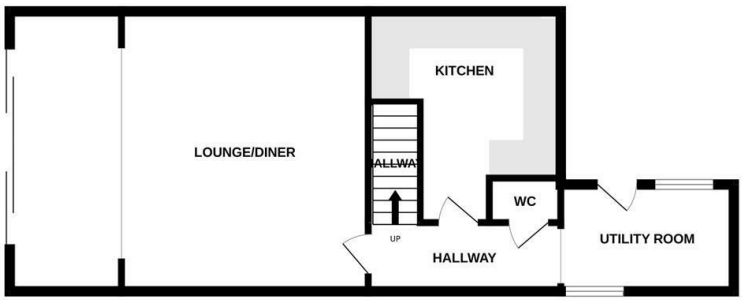
Offers In Excess Of £210,000

OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this EXTENDED, THREE BEDROOM, MID TERRACE HOUSE situated in the QUIET CUL-DE-SAC in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall/utility area, extended lounge/diner, kitchen and WC to the ground floor. On the first floor there are THREE BEDROOMS and a shower room off landing. Outside there is paved and shingled front garden and to the rear there is an enclosed garden with rear gate access. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase so be quick to book a viewing. This Property is a Non Standard Construction Build.

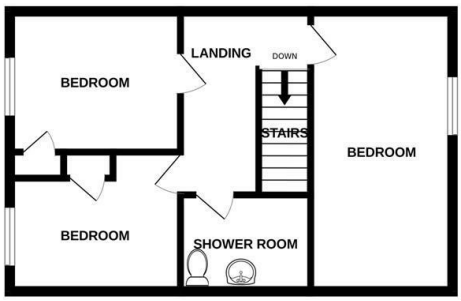
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GROUND FLOOR



1ST FLOOR



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
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:

Entrance Hall/Utility 9'11" x 5'11"
Doors to lounge/diner, kitchen, WC, space for washing machine.

Lounge/Diner 20'8" x 16'0"
Sliding patio doors, radiator.

Kitchen 11'10" x 11'7"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, double glazed window.

WC
Low level WC, hand wash basin.

First Floor Landing
Doors to three bedrooms and shower room.

Bedroom One 16'0" x 8'8"
Double glazed window, radiator.

Bedroom Two 10'7" x 8'3"
Double glazed window, radiator, built in wardrobe.

Bedroom Three 10'8" x 7'7"
Double glazed window, radiator, built in wardrobe.

Shower Room 6'4" x 4'10"
Walk-in shower, low level WC, hand wash basin, radiator.

Outside Front
Paved and shingled garden with path to front door.

Outside Rear
Paved, tiered garden, enclosed by timber fencing with rear gate access.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Freehold

Utilities
Copper broadband available.
Mains 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.

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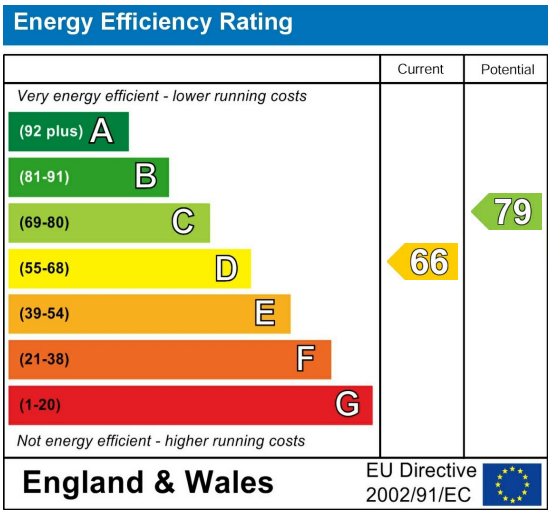












Local Authority

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.