



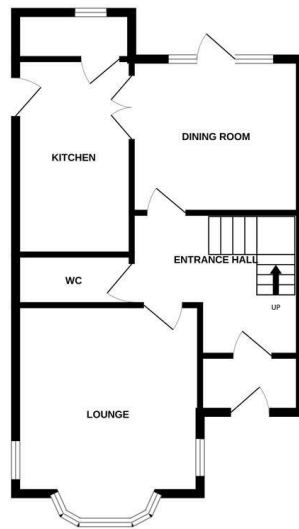
162 Christchurch Road | | Norwich | NR2 3PQ

Offers In Excess Of £550,000

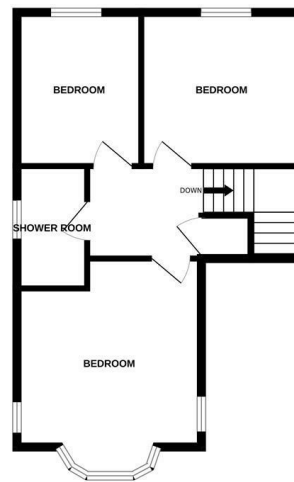
****DETACHED HOUSE ON A REQUESTED ROAD IN THE GOLDEN TRIANGLE**** Gilson Bailey are delighted to offer this charming three-bedroom detached house, situated on a highly requested road within the prestigious Golden Triangle area of Norwich. Beautifully presented throughout and brimming with character, this attractive property offers an excellent blend of period charm and practical family living in one of the city's most desirable locations. The accommodation comprises a welcoming entrance hall, a comfortable lounge, a separate dining room ideal for entertaining, a fitted kitchen and a convenient ground-floor WC. Upstairs, there are three well-proportioned bedrooms and a shower room accessed from the landing. Outside, the property continues to impress with a large driveway providing ample off-road parking leading to a single garage, while the beautiful, private rear garden has been lovingly maintained and offers a wonderful outdoor retreat with mature planting, attractive seating areas and a delightful summerhouse. Further benefits include double glazing, gas central heating and excellent decorative order throughout. Rarely available in such a sought-after location, this fantastic home offers the perfect opportunity for families looking to enjoy all that the Golden Triangle has to offer, and early viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



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 pictures, colours and appearances shown have not been tested and no guarantee as to their conformity or efficiency can be given.
Made with Metaphor 03/2016

Location

The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, WC and stairs to first floor.

Lounge 14'2" x 12'1"

Three double glazed windows, radiator.

Dining Room 11'0" x 10'0"

Door to garden, radiator.

Kitchen 13'2" x 7'5"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge and washing machine, double glazed window, radiator, pantry, door to side.

WC 7'4" x 2'11"

Low level WC, hand wash basin.

First Floor Landing

Doors to three bedrooms and shower room.

Bedroom One 12'8" x 11'11"

Three double glazed windows, radiator.

Bedroom Two 11'1" x 10'1"

Double glazed window, radiator.

Bedroom Three 10'1" x 7'4"

Double glazed window, radiator.

Shower Room 7'9" x 5'6"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Large shingled driveway providing off road parking leading to a single garage.

Outside Rear

Patio seating area, large lawned garden, mature plants, shrubs and trees, summerhouse, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band E.

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		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	50	
(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 E

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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