



38 Cowgate | | Norwich | NR3 1SY

£215,000

****NR3 TERRACE WITHIN SHORT WALKING DISTANCE TO THE CITY CENTRE****
 Gilson Bailey are delighted to present this well-presented two-bedroom mid-terrace home, ideally located in the highly sought-after NR3 area of Norwich, just a short walk from the City Centre. The accommodation offers a lounge, separate dining room, kitchen, lean-to and shower room on the ground floor, while upstairs are two bedrooms off the landing, one of which benefits from a newly fitted modern bathroom. Outside, the property enjoys permit parking and a private rear courtyard garden. Further features include double glazing, gas central heating and excellent condition throughout, making this an ideal first-time purchase—early viewing is strongly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, contents and appearance shown here are not intended and no guarantee as to their operation or efficiency can be given. Plans will be subject to change.

Location

Cowgate is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath, NDR and the Norwich Ring Road.

Accommodation Comprises

Front door to:

Lounge 14'3" x 9'7"

Double glazed window, radiator, cast iron fireplace.

Dining Room 14'3" x 9'10"

Double glazed window, radiator, cast iron fireplace, stairs to first floor.

Kitchen 8'11" x 5'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, door to side.

Shower Room

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

Lean To 7'4" x 6'5"

Space for washing machine, patio doors.

First Floor Landing

Doors to two bedrooms.

Bedroom One 14'4" x 9'8"

Double glazed window, radiator, cast iron fireplace.

Bedroom Two 11'5" x 9'9"

Double glazed window, radiator.

Bathroom

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

Outside

Permit parking and an enclosed rear courtyard garden.

Local Authority

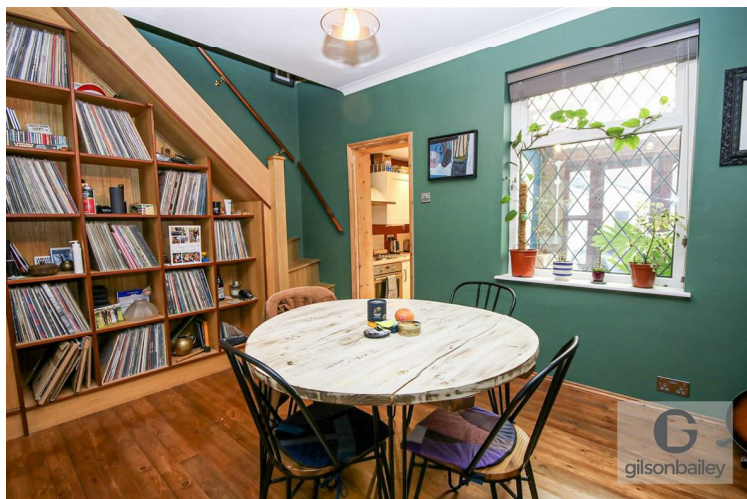
Norwich City Council, Tax Band A.

Tenure


Freehold

Utilities

Full fibre broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	69	
(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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