



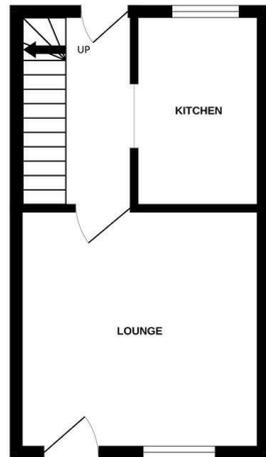
**8 Chatham Street | | Norwich | NR3 3DN**

**£175,000**

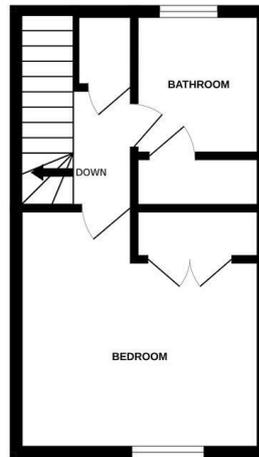
**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Tucked away in a peaceful position within the highly sought-after NR3 area of Norwich, just a short walk from the City Centre, this charming one-bedroom mid-terrace house offers an ideal opportunity for first-time buyers or investors alike. The property features a cosy lounge and fitted kitchen on the ground floor, while upstairs you'll find a well-proportioned double bedroom and a bright bathroom. Outside, there's a small front garden and small rear garden. Benefiting from gas central heating, double glazing, and no onward chain, this delightful home combines convenience, comfort, and character – early viewing is strongly advised!



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the Brochure 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 checked on site 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.  
Made with Metropix iCAD25

### 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.

### Tenure

Freehold

### Utilities

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

### Accommodation Comprises

Front door to:

#### Lounge 11'5" x 11'3"

Sash window, radiator.

#### Kitchen 9'0" x 5'10"

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

#### First Floor Landing

Doors to bedroom, bathroom and large storage cupboard.

#### Bedroom 11'5" x 11'4"

Sash window, radiator, built in wardrobe.

#### Bathroom 6'7" x 5'10"

Panelled bath, low level WC, hand wash basin, frosted window.

### Outside Front

Small front garden and off road parking to the side.

### Outside Rear

Small garden with rear gate.

### Local Authority

Norwich City Council, Tax Band A.


**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>71</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.