



1 Byfield Court | | Norwich | NR3 2JP

## Offers In Excess Of £230,000

**\*\* OFFERED WITH NO ONWARD CHAIN \*\*** Gilson Bailey are delighted to offer this MODERNISED, THREE BEDROOM, END TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising open plan lounge/diner, kitchen and conservatory to the ground floor. On the first floor there are THREE BEDROOMS and a modern fitted bathroom off landing. Outside there is a low maintenance front garden and a private rear garden with access to a SINGLE GARAGE. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make a great first time purchase so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplans 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 is given as to their condition or efficiency. Made with Metropix 3DCCS

### Location

Byfield Court is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the city centre. There is good access to Mousehold Heath, Norwich Ring Road, Norwich train station and the NDR.

Full fibre broadband available.  
Mains water and electric.

### Accommodation Comprises

Front door to:

**Lounge/Diner 23'7" x 17'1"**

**Kitchen 12'3" x 9'3"**

**Conservatory 9'3" x 7'6"**

### First Floor Landing

Doors to three bedrooms and bathroom.

**Bedroom One 10'9" x 9'4"**

**Bedroom Two 11'3" x 10'9"**

**Bedroom Three 8'5" x 8'0"**

**Bathroom 6'3" x 5'8"**

### Outside

Low maintenance front garden, private rear garden and a single garage.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Freehold

### Utilities



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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01603764444