



**6 Doman Road | | Norwich | NR1 3AW**

**Guide Price £250,000**

**\*\*GUIDE PRICE £250,000 - £260,000 OFFERED WITH NO ONWARD CHAIN\*\***  
Gilson Bailey are delighted to offer this incredibly spacious three-bedroom mid-terrace home, tucked away in a quiet south city cul-de-sac within walking distance of the City Centre in Norwich. This generously proportioned property offers superb versatility, with accommodation comprising a comfortable lounge, separate dining room, fitted kitchen and shower room to the ground floor. Upstairs, there are two bedrooms off landing, with bedroom three and a bathroom accessed via bedroom two, providing flexible living arrangements ideal for families, sharers or home working. Outside, the property benefits from a low-maintenance front garden and a large bisected rear garden, perfect for those seeking outdoor space. Further advantages include double glazing, gas central heating and the added benefit of no onward chain. Offering fantastic potential as a first-time purchase or buy-to-let investment, early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown hereon have been noted and as provided, as to their condition or otherwise, under the plan.  
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### Location

City Road can be found to the south of Norwich close by to many local amenities including schooling, shops, pubs, restaurants and supermarkets. You are within walking distance of the City centre, Norwich Bus station and Chapelfield shopping centre and gardens. There is ease of access to the Norwich train station, A47 southern bypass and Norwich Ring Road.

### Accommodation Comprises

Front door to:

#### Lounge 12'7" x 11'5"

Double glazed window, radiator.

#### Dining Room 12'11" x 11'5"

Double glazed window, radiator.

#### Kitchen 13'8" x 6'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, double glazed window, door to side.

#### Shower Room 6'7" x 2'7"

Walk-in shower, low level WC, heated towel rail, frosted window.

#### First Floor Landing

Doors to two bedrooms.

#### Bedroom One 11'10" x 11'6"

Double glazed window, radiator, cast iron fireplace, cupboard.

#### Bedroom Two 12'11" x 11'6"

Double glazed window, radiator.

#### Bedroom Three 9'6" x 6'8"

Double glazed window, radiator.

#### Bathroom 7'0" x 6'6"

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

#### Outside Front

Shingled garden with path to front door.

#### Outside Rear

Bisected garden mainly laid to lawn with a patio seating area, timber shed, enclosed by timber fencing.

#### Local Authority

Norwich City Council, Tax Band B.

#### Tenure

Freehold

#### Utilities

Fibre to the property.  
Mains gas, water and electric.


**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>		
(55-68) <b>D</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	

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Norwich City Council, Tax Band B

**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.