



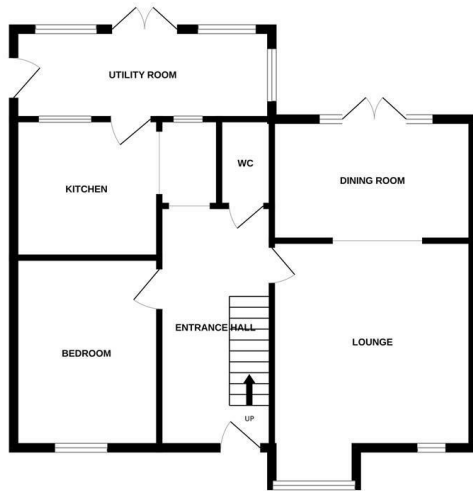
5 Suckling Avenue | | Norwich | NR3 2SZ

Guide Price £230,000

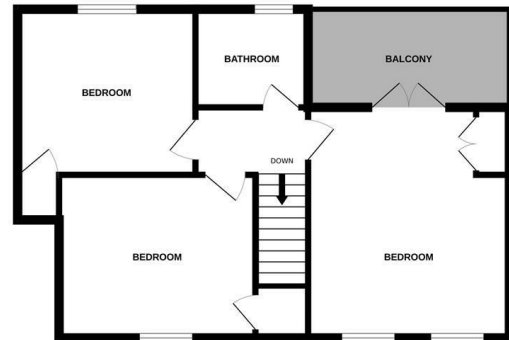
****GUIDE PRICE £230,000 - £240,000 SPACIOUS EXTENDED AND SPACIOUS HALL ENTRANCE TERRACE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer with no onward chain, this spacious and extended, four bedroom hall entrance mid-terrace house, ideally positioned within the highly sought-after NR3 area of Norwich and offering an impressive amount of versatile accommodation. The ground floor comprises a welcoming entrance hall, comfortable lounge, separate dining room, fitted kitchen, useful utility room, WC and a ground floor bedroom, which could equally provide an excellent home office, playroom or additional reception space. Upstairs, there are three further well-proportioned bedrooms and a family bathroom off landing, with bedroom one enjoying the added benefit of its own balcony, providing a lovely additional feature. Outside, there is a low-maintenance shingled front garden and a green space that can be used for parking while to the rear is a large and mature garden, offering plenty of space for entertaining, gardening or simply relaxing outdoors. Further benefits include double glazing and gas heating. Combining four bedrooms, flexible extended accommodation, excellent outside space and a desirable NR3 setting, this substantial property is likely to appeal to a wide range of buyers, so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Suckling Avenue is located 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 also great access to Norwich Ring Road, Norwich International Airport and the NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen, bedroom, WC and stairs to first floor.

Lounge 12'11" x 12'7"

Dining Room 12'7" x 8'0"

Kitchen 12'10" x 8'9"

Utility Room 16'3" x 5'7"

Bedroom Four 11'10" x 9'1"

WC 5'4" x 3'5"

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'1" x 12'9"

Bedroom Two 12'4" x 10'2"

Bedroom Three 12'9" x 10'9"

Bathroom 7'4" x 6'2"

Outside Front

Shingled garden with path to front door.

Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band A.

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		79
(55-68) D	64	
(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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