

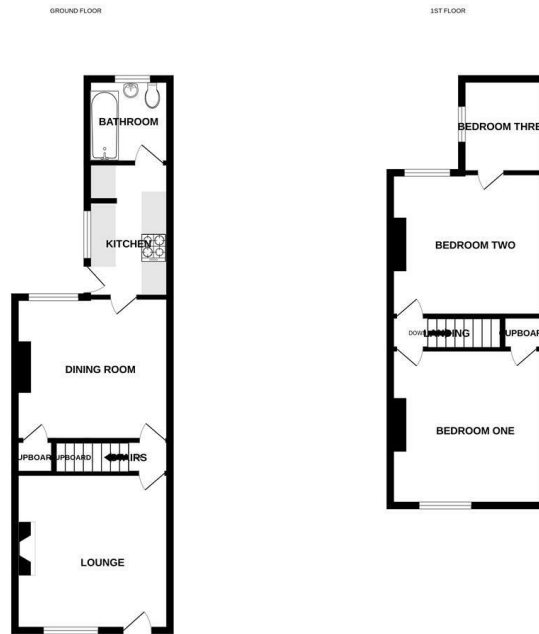


9 Green Hills Road | | Norwich | NR3 3ET

## Offers In The Region Of £210,000

**\*\*FAVOURERD ROAD IN NR3 OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this three-bedroom mid-terrace home, perfectly positioned in the ever-popular NR3 area of Norwich. Offering spacious and characterful accommodation, the property comprises a cosy lounge, separate dining room, kitchen and bathroom to the ground floor. Upstairs, there are two bedrooms off landing, with bedroom three accessed via bedroom two – ideal as a nursery, dressing room or home office. Externally, the property benefits from a low-maintenance front garden and a non-bisected rear garden, providing a private and enclosed outdoor space to enjoy. With double glazing, gas central heating and the added advantage of being offered with no onward chain, this charming home would make an excellent first-time purchase. Early viewing is highly recommended.





Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, wall thickness, doors and any other items 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 for any prospective purchaser. The services, fixtures and appliances shown hereon have not been tested and no guarantee as to their operation or efficiency can be given. Made with MyPlan3D.com

### Location

Green Hills Road is within walking distance of the City centre, located close by to many local amenities including schooling, popular local pubs, shops, restaurants and supermarkets. There is ease of access to the Norwich Ring Road, NDR, Norwich international Airport and Norwich train station.

### Accommodation Comprises

Front door to:

#### Lounge 11'11" x 11'7"

Double glazed window, radiator, cast iron fireplace.

#### Dining Room 11'6" x 11'4"

Double glazed window, radiator, storage cupboard.

#### Kitchen 10'8" x 5'10"

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

#### Bathroom 6'7" x 5'11"

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

### First Floor Landing

Doors to two bedrooms.

#### Bedroom One 12'0" x 11'7"

Double glazed window, radiator, storage cupboard.

#### Bedroom Two 11'6" x 11'5"

Double glazed window, radiator.

#### Bedroom Three 7'2" x 5'10"

Double glazed window, radiator.

### Outside Front

Low maintenance garden with path to front door.

### Outside Rear

Non-bisected garden enclosed by timber fencing with rear gate access.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Freehold

### Utilities


Ultrafast full fibre broadband available.  
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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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	

**Local Authority**

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.