130 Churchill Road I I Norwich I NR3 4PZ

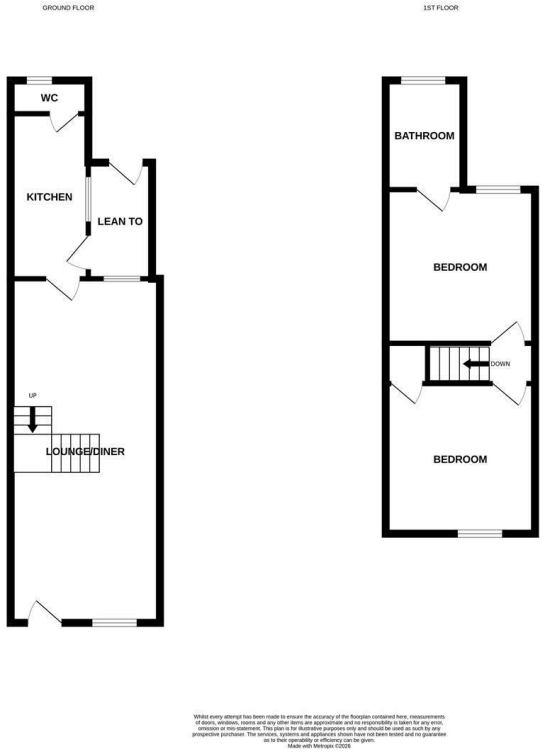
Guide Price £190,000

** GUIDE PRICE £190,000 - £210,000 - OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this spacious and well-presented, two bedroom mid-terrace house, situated on a sought-after road in the popular NR3 area of Norwich and offered with the added benefit of no onward chain. The accommodation comprises a generous open-plan lounge/diner, providing an excellent space for both relaxing and entertaining, along with a fitted kitchen, useful lean-to and ground floor WC. Upstairs, there are two good-sized bedrooms off landing, with one benefiting from its own en-suite bathroom. Outside, the property has a small, low-maintenance front garden and a bisected rear garden, providing useful outdoor space. Further benefits include double glazing and gas heating. Ideally suited to first-time buyers or buy-to-let investors, this well-located home offers a great opportunity in a popular part of Norwich, so be quick to book a viewing.

gilsonbailey

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk



Location
Churchill Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath and the Norwich Ring Road.

Accommodation Comprises
Front door to:

Lounge/Diner 25'7" x 11'1"

Kitchen 12'3" x 5'9"

Lean To 8'7" x 4'5"

WC 5'9" x 2'3"

First Floor Landing
Doors to two bedrooms.

Bedroom One 11'2" x 11'0"

Bedroom Two 11'4" x 11'1"

Bathroom 8'3" x 5'10"

Outside Front
Small low maintenance garden enclosed by walling with path to front door.

Outside Rear
Bisected lawned garden, timber decking, timber shed, enclosed by timber fencing.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Freehold

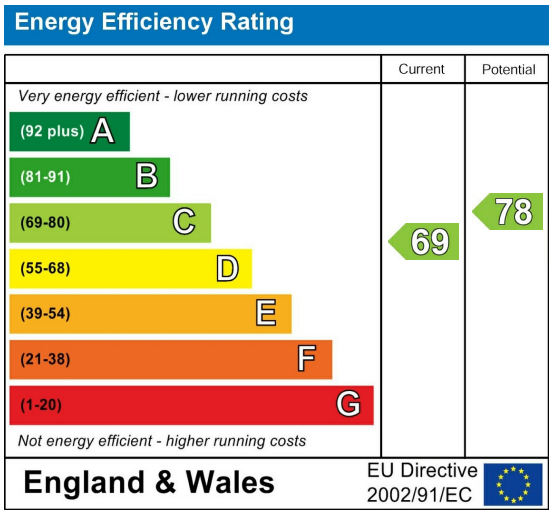
Utilities
Fibre to the property.
Mains gas, water and electric.

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.

https://www.gilsonbailey.co.uk
01603764444

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk



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.

https://www.gilsonbailey.co.uk
01603764444