







59 St. Olaves Road I I Norwich I NR3 4QB

£240,000

SOLD AT AUCTION **SPACIOUS OVER PASSAGE HALL ENTRANCE TERRACE OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this spacious and well-presented over-passage, hall-entrance three-bedroom mid-terrace home, ideally located in the ever-popular NR3 area of Norwich. Boasting generous proportions throughout, the accommodation comprises an entrance hall, an extended lounge filled with natural light, a separate dining room and a fitted kitchen to the ground floor. Upstairs, three bedrooms and a family bathroom are accessed off the landing, enhancing the practicality and appeal of the layout. Outside, there is a low-maintenance front garden and a good-sized bisected rear garden offering excellent outdoor space. Benefiting from double glazing, gas central heating and offered with no onward chain, this superb property would make an ideal first-time purchase or buy-to-let investment — early viewing is highly recommended.

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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
The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City Centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, dining room, kitchen and stairs to first floor.

Lounge 16'3" x 10'6"
Double glazed window, radiator.

Dining Room 12'5" x 8'6"
Double glazed window, radiator.

Kitchen 14'3" x 7'5"
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.

First Floor Landing
Doors to three bedrooms and bathroom.

Bedroom One 12'6" x 11'1"
Double glazed window, radiator, cast iron fireplace.

Bedroom Two 12'7" x 10'7"
Double glazed window, radiator, cast iron fireplace.

Bedroom Three 9'6" x 7'4"
Double glazed window, radiator.

Bathroom 10'0" x 8'5"
Shower cubicle, panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

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

Outside Rear
Bisected lawned garden, patio area, mature plants and shrubs, 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.

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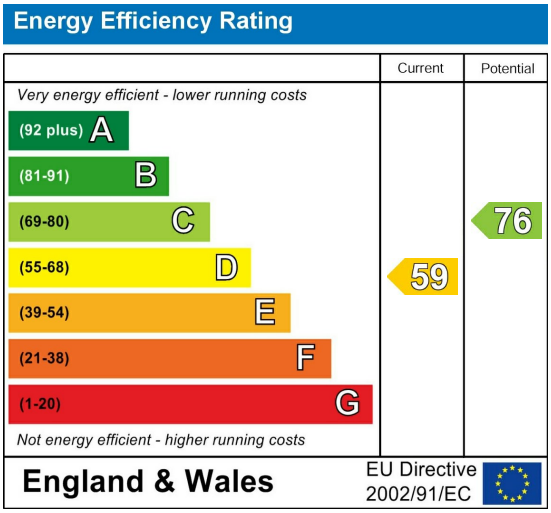












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Freehold

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.