

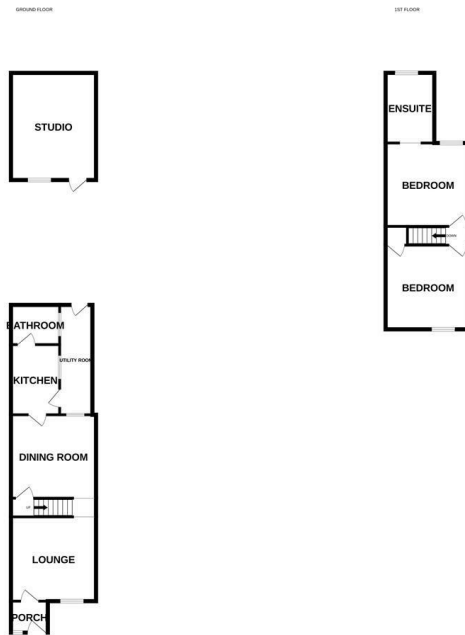


67 Eade Road | | Norwich | NR3 3EH

Offers In Excess Of £240,000

****LARGER THAN AVERAGE NR3 TERRACE WITH AN OUTSIDE STUDIO PROVIDING MULTIPLE USES**** Gilson Bailey are delighted to offer this beautifully presented, larger than average, two bedroom, porch entrance, mid terrace house situated on a highly sought after road in the ever-popular NR3 area of Norwich. Offering spacious and versatile accommodation throughout, the property comprises an entrance porch, generous lounge, separate dining room, fitted kitchen, utility room and bathroom to the ground floor. On the first floor there are two well proportioned bedrooms off the landing, with the principal bedroom benefiting from its own en-suite shower room. Outside, there is a low maintenance front garden and a generous bisected rear garden featuring a substantial outside studio, ideal for use as a home office, gym, hobby room or additional entertaining space. The house further benefits from double glazing, gas central heating and is presented in excellent condition throughout, making it an ideal 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, dimensions, contents, fixtures and fittings 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their availability or efficiency under the given. Made with Measure C2226

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, Norwich International Airport and NDR.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Lounge 12'1" x 12'0"

Double glazed window, radiator.

Dining Room 12'1" x 11'10"

Double glazed window, radiator.

Kitchen 9'11" x 6'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, double glazed window, radiator.

Utility 15'8" x 4'6"

Space for washing machine and tumble dryer, door to garden.

Bathroom 6'3" x 5'6"

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 12'1" x 11'11"

Double glazed window, radiator.

En-Suite 9'11" x 7'0"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 12'1" x 12'0"

Double glazed window, radiator, cupboard.

Outside Front

Small low maintenance garden with path to front door.

Outside Rear

Bisected paved and shingled garden enclosed by brick walling.

Studio 15'3" x 11'9"

Local Authority

Norwich City Council, Tax Band B.

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		
(55-68) D		
(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 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.

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