



**27 Eade Road | | NORWICH | NR3 3EH**

**Guide Price £240,000**

**\*\* GUIDE PRICE £240,000 - £250,000 - NR3 TERRACE WITH LOFT ROOM \*\*** Gilson Bailey are delighted to offer this well-presented three-bedroom mid-terraced home located in the popular NR3 postcode, just north of Norwich city centre. The property would make an ideal first-time purchase or investment opportunity and benefits from a sunny, larger-than-average rear garden, all within easy walking distance of the city centre.

The accommodation comprises a lounge, dining room, kitchen, lean-to, and bathroom on the ground floor. Upstairs, there are two double bedrooms accessed from the landing, with a third bedroom leading off bedroom one. A staircase also provides access to a useful loft room.

To the front of the property, a pathway leads to the entrance, while to the rear there is a larger than average garden, with a good sized timber shed. Additional benefits include new double-glazed windows, updated kitchen worktops, and gas central heating.

Early viewings are highly recommended to fully appreciate all this charming home has to offer.





TOTAL FLOOR AREA: 729 sq ft. (67.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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, fixtures and appliances shown have not been tested and no guarantee is given as to their condition or fitness for use.  
 Made with Metropac 02000

### 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

Door to

#### Lounge 12'0" x 11'10"

Double glazed window, radiator, coving, ceiling rose.

#### Dining room 12'0" x 11'10"

Double glazed window, feature fireplace, radiator, understairs storage cupboard

#### Kitchen 9'8" x 6'9"

Fitted wall and base units with new worktops over, built in cooker and 4 ring hob, 1 and a half sink and drainer, space for washing machine, wall mounted boiler.

#### Bathroom

Frosted window to side, low level WC, vanity wash basin, bath with shower over, heated towel rail.

#### Lean to 10'0" x 4'5"

Door to garden, space for fridge and freezer.

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

Double glazed window, radiator

#### Bedroom Two 11'10" x 11'8"

Double glazed window, radiator

#### Bedroom Three 9'8" x 6'11"

Double glazed window, radiator

#### Loft Room 17'9" x 10'1"

double glazed Velux windows eaves storage. Wardrobe cupboard next to staircase.

### Rear Garden

Enclosed by timber fencing, mainly lawned with large timber shed.

### Tenure

Freehold

### Local Authority

Broadland District Council - Tax Band B

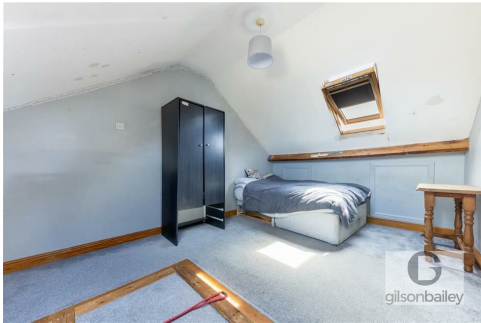
### Utilities

Ultrafast Broadband Available  
Mains gas, water and electricity.


### 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>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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	

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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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