



539 Sprowston Road | | Norwich | NR3 4AD

Price Guide £190,000

**** MODERNISED NR3 TERRACE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this STUNNING, TWO BEDROOM, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising lounge, dining room and kitchen to the ground floor. On the first floor there are TWO BEDROOMS OFF LANDING with one bedroom having an EN-SUITE BATHROOM. Outside there a low maintenance front garden, outside WC and a LARGE, BISECTED REAR GARDEN. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown here are not guaranteed and no guarantee is given for their condition or otherwise. See the green. Made with Metaphor 12/2015

Location

Sprowston 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 11'7" x 11'3"

Double glazed window, radiator.

Dining Room 11'7" x 11'6"

Double glazed window, radiator, cast iron fireplace, storage cupboard.

Kitchen 8'4" x 6'1"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'7" x 11'3"

Double glazed window, radiator, cast iron fireplace.

Bedroom Two 11'9" x 11'7"

Double glazed window, radiator, cast iron fireplace.

Bathroom 8'6" x 6'2"

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

Outside Front

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

Outside Rear

Bisected shingled garden with timber decking and mature trees, outside WC, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	70	
(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 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.

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