

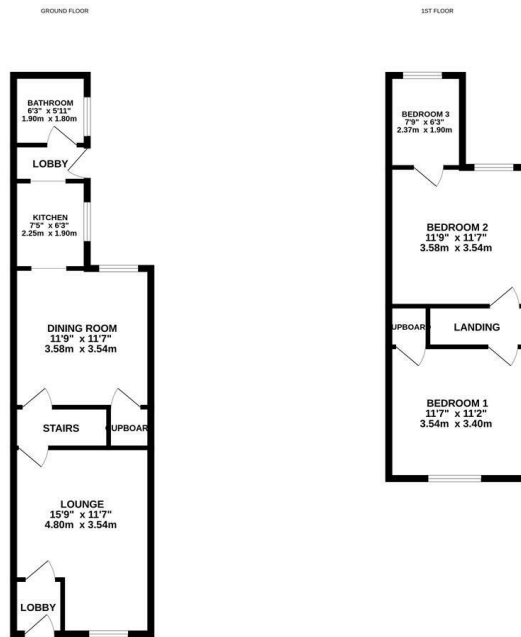


29 Guernsey Road | | Norwich | NR3 1JJ

## Guide Price £220,000

**\*\*GUIDE PRICE £220,000 - £230,000 EXTENDED NR3 TERRACE JUST A SHORT WALK FROM THE CITY CENTRE\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance lobby, lounge, dining room, kitchen, lobby and bathroom to the ground floor. On the first floor there are two bedrooms off landing with bedroom three off bedroom two. Outside there is paved front garden and a low maintenance, NON-BISECTED REAR GARDEN. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first-time purchase or buy-to-let investment so be quick to book a viewing.





We do every attempt has been made to ensure the accuracy of the floorplans contained here. Measurements of walls, windows, doors and any other items are approximate and not responsibility to make for any error. Information is not intended. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not intended and are guaranteed as to their condition or fitness, only be given. Made with Floorplan 12.025

### 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 Lobby

Door to

#### Lounge 15'9" x 11'7"

Double glazed window to front, radiator and door to stairwell.

#### Dining Room 11'8" x 11'7"

Radiator, double glazed window, door to understairs cupboard, opening to

#### Kitchen 6'1" x 7'4"

Fitted wall and base units with work tops over, sink and drainer, double glazed window to side, space for cooker and space for fridge, opening to

#### Lobby

Door to side, space and plumbing for washing machine, door to

#### Bathroom

Panelled bath with shower over, hand wash basin, low level w.c. heated towel rail and double glazed window.

#### First Floor Landing

Doors to two bedrooms.

#### Bedroom One 11'7" x 11'7"

Double glazed window, radiator and storage cupboard.

#### Bedroom Two 11'7" x 11'7"

Double glazed window, radiator door to

#### Bedroom Three 7'9" x 6'2"

Double glazed window, radiator.

#### Outside Front

Paved garden with path to front door.

#### Outside Rear

Non bisected courtyard, enclosed by walling and fencing.

#### Local Authority

Norwich City Council - Tax Band A

#### Tenure

Freehold

#### Utilities

Ultrafast broadband available.  
Mains water, gas 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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