



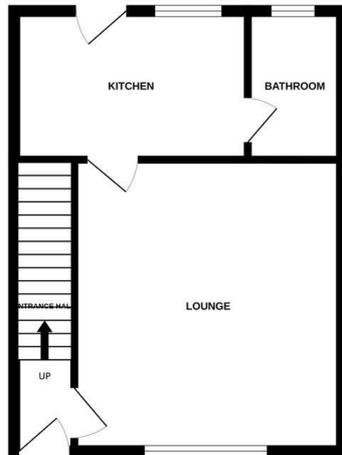
76 Berners Street | | Norwich | NR3 2JF

Price Guide £170,000

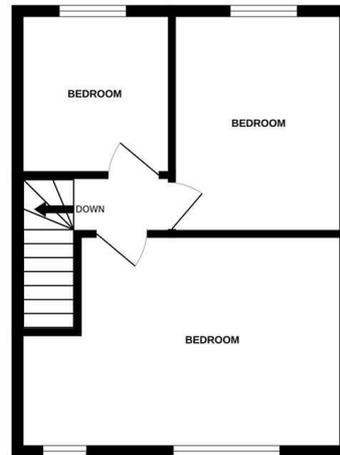
OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to present this three-bedroom mid-terrace home, superbly located within the highly sought-after NR3 area of Norwich. The well-arranged accommodation includes an entrance hall, welcoming lounge, kitchen and bathroom on the ground floor, with three bedrooms off the landing on the first floor. Externally, the property features a lawned front garden and a bisected rear garden. Further benefits include double glazing, gas central heating and the advantage of being offered with no onward chain, making this an excellent opportunity for first-time buyers and buy-to-let investors alike—early viewing is strongly recommended.



GROUND FLOOR



1ST FLOOR



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

Berners Street is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the city centre. There is good access to Mousehold Heath, Norwich Ring Road, Norwich train station and the NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge and stairs to first floor.

Lounge 14'7" x 13'7"

Double glazed window, radiator.

Kitchen 11'6" x 7'5"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, door to rear.

Bathroom 7'5" x 4'7"

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

First Floor Landing

Doors to three bedrooms.

Bedroom One 16'9" x 10'9"

Two double glazed windows, radiator.

Bedroom Two 11'5" x 8'7"

Double glazed window, radiator.

Bedroom Three 8'5" x 7'10"

Double glazed window, radiator.

Outside Front

Lawned garden with steps to front door.

Outside Rear

Bisected garden partly enclosed by fencing and hedging.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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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