



8 Branford Road | | Norwich | NR3 4QD

£200,000

Guide Price £200,000 - £205,000

****EXTENDED NR3 TERRACE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well-presented and extended three-bedroom mid-terrace house, ideally located in the ever-popular NR3 area of Norwich. The property offers spacious accommodation comprising an entrance porch, lounge, dining room, fitted kitchen, bathroom, and WC to the ground floor. Upstairs provides two bedrooms off the landing with a third bedroom accessed from bedroom two. Outside, there is a low-maintenance, non-bisected rear garden providing a private outdoor space to enjoy. Further benefits include double glazing, gas central heating, and no onward chain. Perfectly positioned close to local amenities, schools, and transport links, this lovely home would make an ideal first-time purchase. Be quick to book your viewing – properties in this area sell fast!





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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 not be used as such by any prospective purchaser. The purchaser, solicitor and appropriate survey have not been asked and no guarantee, as to their reliability or efficiency can be given.
Made with Mortgage 02025

Location

Branford 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:

Entrance Porch

Door to:

Lounge 15'1" x 11'5"

Double glazed window, radiator.

Dining Room 12'5" x 11'1"

Double glazed window, radiator, storage cupboard.

Kitchen 13'1" x 5'10"

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

Bathroom

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

WC

Low level WC, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'9" x 11'5"

Double glazed window, radiator.

Bedroom Two 12'5" x 11'1"

Double glazed window, radiator.

Bedroom Three 9'6" x 5'10"

Double glazed window, radiator.

Outside

Non-bisected garden enclosed by timber fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band A

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		87
(69-80) C	72	
(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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