

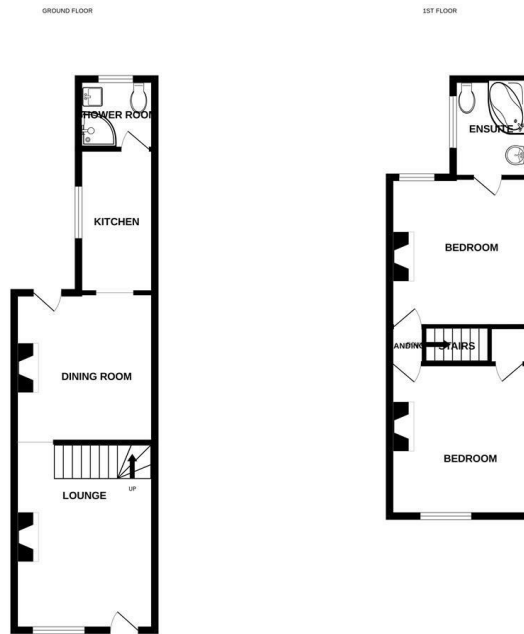


11 Bakers Road | | Norwich | NR3 3AZ

£280,000

****STUNNING TERRACE OVER LOOKING THE GREEN**** Gilson Bailey are delighted to offer this stunning, two bedroom, mid-terrace house situated in the highly sought-after NR3 area of Norwich. Beautifully presented throughout, this charming home offers a wealth of character and an abundance of appeal, with accommodation comprising a welcoming lounge, separate dining room, kitchen and shower room to the ground floor, while on the first floor there are two well-proportioned bedrooms off the landing, with bedroom two benefiting from its own en-suite bathroom. Outside, the property enjoys a well-maintained front garden, while the attractive, non-bisected rear garden provides a wonderful outdoor space with a patio seating area and convenient rear gate access. Further benefits include double glazing, gas heating (new boiler fitted 2026) and a wealth of original features, including beautiful cast iron fireplaces, which add to the character and charm of this delightful home. Presented in excellent condition throughout and offering an ideal opportunity for first-time buyers looking to step onto the property ladder, this wonderful home is sure to attract considerable interest and an early viewing is highly recommended.





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 error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee is given to their availability or efficiency. Call for details.
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Location

Bakers Road is located in the popular NR3 area of Norwich within walking distance to the City centre and 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 also good access to the Norwich Ring Road, Norwich train station, Norwich International Airport and the NDR.

Accommodation Comprises

Front door to:

Lounge 14'3" x 11'8"

Double glazed window, radiator, cast iron fireplace.

Dining Room 11'10" x 11'8"

PVC door, radiator, cast iron fireplace.

Kitchen 11'2" x 6'1"

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

Shower Room 6'2" x 5'5"

Shower cubicle with rainfall shower, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'7" x 10'11"

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

Bedroom Two 12'0" x 11'8"

Double glazed window, radiator, cast iron fireplace.

Bathroom 7'11" x 6'2"

Corner bath, low level WC, hand wash basin, heated towel rail, double glazed window.

Outside Front

Shingled garden with mature plants, steps and path leading to front door.

Outside Rear

Non-bisected shingled garden with patio seating area, mature plants and shrubs, enclosed by timber fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold

Utilities

Fibre to the property.

Mains gas, water and electric.

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) A		
(81-91) B		
(69-80) C		
(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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