







25 Lion Wood Road I I Norwich I NR1 4PR

Offers In Excess Of £220,000

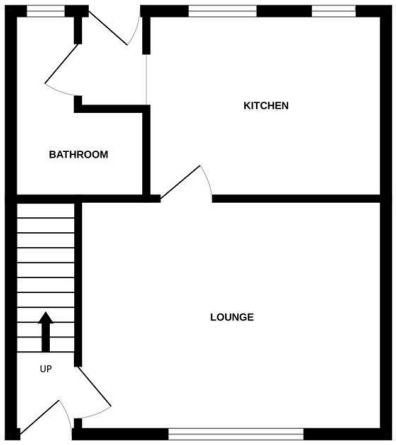
EXCELLENT FIRST TIME PURCHASE Gilson Bailey are delighted to offer this well-presented, three bedroom mid-terrace house, conveniently positioned to the east of Norwich within walking distance of the City Centre and presented in excellent condition throughout. Offering spacious and practical accommodation, the ground floor comprises a welcoming entrance hall, comfortable lounge, fitted kitchen and bathroom, while upstairs there are three well-proportioned bedrooms off landing, providing an ideal layout for everyday living. Outside, the property benefits from the considerable advantage of a driveway providing off-road parking, while to the rear is a large and mature garden, offering plenty of space for entertaining, gardening or simply relaxing during the warmer months. Further benefits include double glazing and gas heating. Combining excellent presentation, three bedrooms, private parking, generous outside space and convenient access to Norwich City Centre, this attractive home would make an excellent first-time purchase, so be quick to book a viewing.

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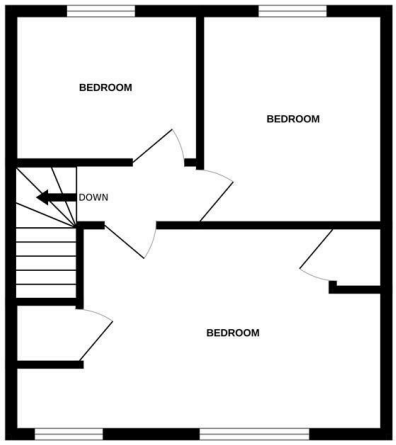
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GROUND FLOOR



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
Lion Wood Road 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 ease of access to Norwich train station, Riverside development and the Norwich Ring Road.

Accommodation Comprises
Front door to:

Entrance Hall
Door to lounge and stairs to first floor.

Lounge 14'11" x 11'4"
Double glazed window, radiator, wood burner.

Kitchen 11'6" x 9'1"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, two double glazed windows, radiator.

Bathroom 8'11" x 6'0"
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 18'0" x 10'0"
Two double glazed windows, radiator, cupboard.

Bedroom Two 10'8" x 9'0"
Double glazed window, radiator.

Bedroom Three 8'9" x 7'10"
Double glazed window, radiator.

Outside Front
Driveway providing off road parking.

Outside Rear
Lawned garden, patio area, mature plants and shrubs, shed, enclosed by fencing and hedging.

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.

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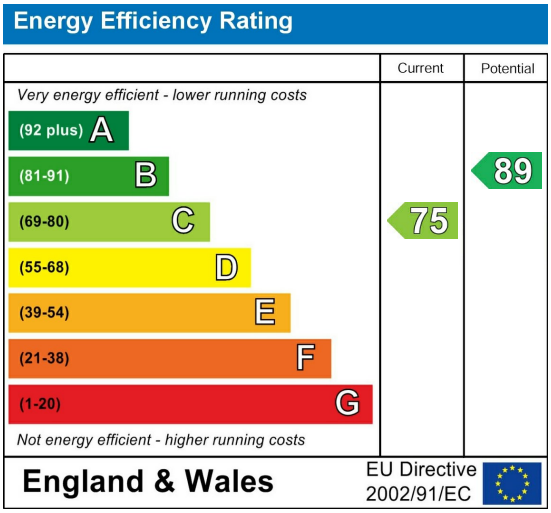












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Tenure

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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.