



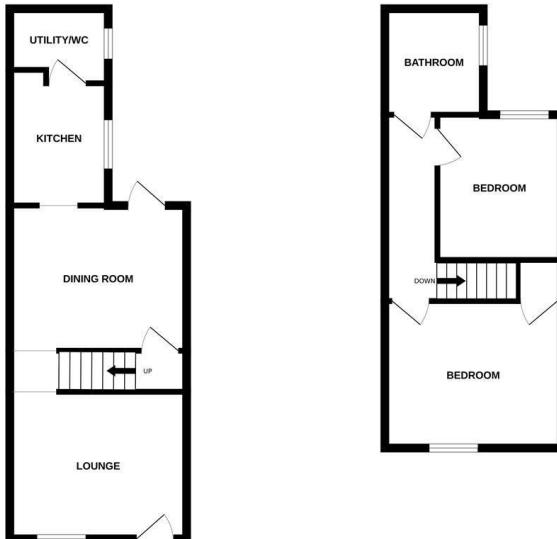
## 32 Leonards Street | Norwich | NR3 3BW

**Guide Price £220,000**

\*\*GUIDE PRICE £220,000 - £230,000 CHARMING NR3 TERRACE WITHIN WALKING DISTANCE TO THE CITY CENTRE\*\* Gilson Bailey are delighted to present this beautifully presented two-bedroom mid-terrace home, ideally positioned in the highly sought-after NR3 area of Norwich. Offering stylish and well-balanced accommodation throughout, the property features a welcoming lounge, separate dining room, contemporary kitchen and a convenient utility/WC to the ground floor. Upstairs, there are two well-proportioned bedrooms and a lovely bathroom off the landing. Outside, the house benefits from permit parking and a non-bisected rear garden – a desirable feature for this location. With double glazing, gas central heating and presented in excellent condition throughout, this superb home would make an ideal first-time purchase or buy-to-let investment. Early viewing is highly recommended.

**G**  
**gilsonbailey**

GROUND FLOOR 1ST FLOOR



Whilst every effort 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 errors or omissions. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. The vendor does not make or give any warranties, conditions or representations in relation to the property. Made with Metropix 02006

## Location

Leonards Street is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Household Heath, NDR and the Norwich Ring Road.

## Accommodation Comprises

Front door to:

### Lounge 11'11" x 9'11"

Double glazed window, radiator.

### Dining Room 11'11" x 9'11"

Door to rear, radiator.

### Kitchen 6'11" x 6'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, double glazed window.

### Utility/WC 7'6" x 5'3"

Low level WC, hand wash basin, space for washing machine, double glazed window, boiler.

## First Floor Landing

Doors to two bedrooms and bathroom.

### Bedroom One 11'11" x 9'11"

Double glazed window, radiator, storage cupboard.

### Bedroom Two 10'0" x 8'5"

Double glazed window, radiator.

## Bathroom 7'1" x 6'10"

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

## Outside

On street permit and a paved, non-bisected rear garden with rear gate access.

## Local Authority

Norwich City Council, Tax Band A.

## Tenure

Freehold

## Utilities

Fibre to the property.

Mains gas, water and electric.



#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	87
(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	

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#### 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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