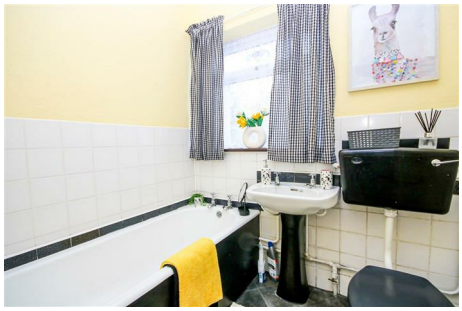








20 Violet Road I I Norwich I NR3 4TR

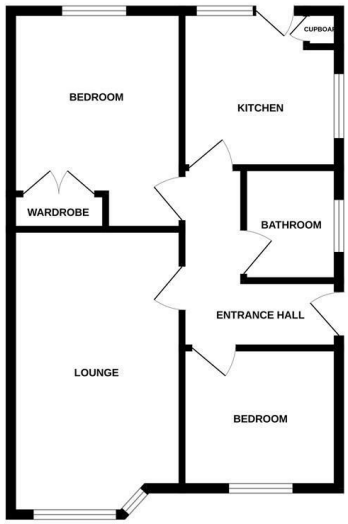
Guide Price £225,000

OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this two-bedroom semi-detached bungalow, perfectly positioned in the highly sought-after NR3 area of Norwich and offered with the added benefit of no onward chain. Beautifully presented throughout, the property offers well-balanced accommodation comprising an entrance hall, a lounge, a fitted kitchen, two bedrooms and a bathroom. Outside, the home is complemented by attractive mature front and rear gardens, creating wonderful spaces to relax and enjoy, while a substantial driveway provides ample off-road parking. Further benefits include double glazing and gas central heating, ensuring comfort and efficiency all year round. Combining a fantastic location with superb single-storey living, this wonderful bungalow is perfectly suited to first-time buyers, downsizers or anyone seeking a peaceful home close to local amenities and excellent transport links. An early viewing is highly recommended to fully appreciate everything this delightful property has to offer.

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GROUND 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
Violet Road is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants, supermarkets and has great public transport links to and from the City Centre. There is also good access to Norwich Ring Road, Norwich train station, Nousehold Heath and the NDR.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, kitchen, two bedrooms and bathroom.

Lounge 16'4" x 9'7"
Double glazed window, radiator.

Kitchen 9'1" x 9'0"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, two double glazed windows, door to rear.

Bedroom One 12'8" x 9'7"
Double glazed window, radiator, built in wardrobe.

Bedroom Two 9'1" x 8'1"
Double glazed window, radiator.

Bathroom 6'3" x 5'6"
Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Shingled garden with plant and shrubs and a large driveway providing off road parking.

Outside Rear
Patio seating area, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing.

Local Authority
Norwich City Council, Tax Band B.

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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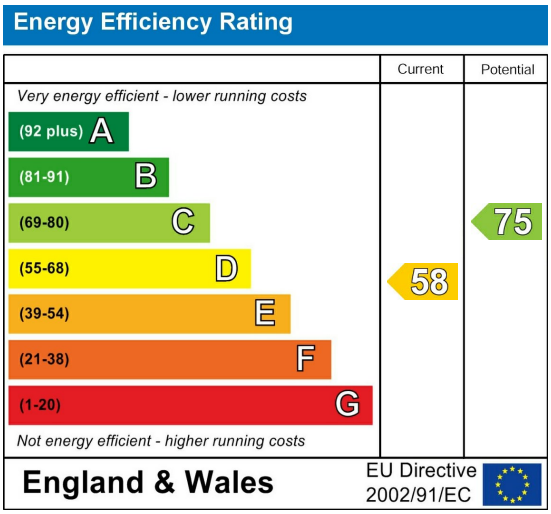












Local Authority

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.