

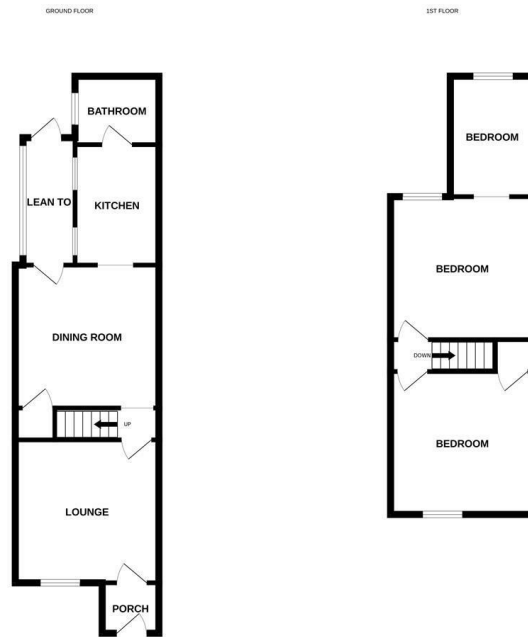


21 Eade Road | | Norwich | NR3 3EH

Guide Price £180,000

****GUIDE PRICE £180,000 - £190,000 NR3 TERRACE WITH PLENTY OF POTENTIAL**** Gilson Bailey are delighted to offer this three-bedroom porch entrance mid-terrace house, ideally located in the highly sought-after NR3 area of Norwich, presenting a fantastic opportunity for buyers looking to put their own stamp on a property. The accommodation comprises an entrance porch, a lounge, a separate dining room, kitchen, lean-to, and a ground floor bathroom, while upstairs offers two bedrooms off the landing with a third bedroom accessed via bedroom two. Outside, there is a low-maintenance front garden and a generously sized bisected rear garden, providing excellent outdoor space with plenty of potential. The property benefits from double glazing and gas central heating, and while it would benefit from some modernisation throughout, it offers superb scope to create a wonderful home or investment. An ideal first-time purchase or project opportunity—early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, walls and any other items are approximate and not responsible to them 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 as to their availability or condition can be given.
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Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City Centre with ease of access to the Norwich Ring Road, Norwich International Airport and NDR.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Lounge 12'0" x 11'10"

Double glazed window, radiator.

Dining Room 12'0" x 11'11"

Door to rear, radiator, storage cupboard.

Kitchen 10'0" x 6'11"

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

Bathroom 6'11" x 5'8"

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

Lean To 10'7" x 4'3"

Door to garden.

First Floor Landing

Doors to two bedrooms.

Bedroom One 12'0" x 12'0"

Double glazed window, radiator, storage cupboard.

Bedroom Two 12'1" x 12'0"

Double glazed window, radiator.

Bedroom Three 10'1" x 6'11"

Double glazed window, radiator.

Outside Front

Small low maintenance garden with path to front door.

Outside Rear

Large bisected garden with patio area and lawn, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold


Utilities

Fibre to the property.

Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	79
(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 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.

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