



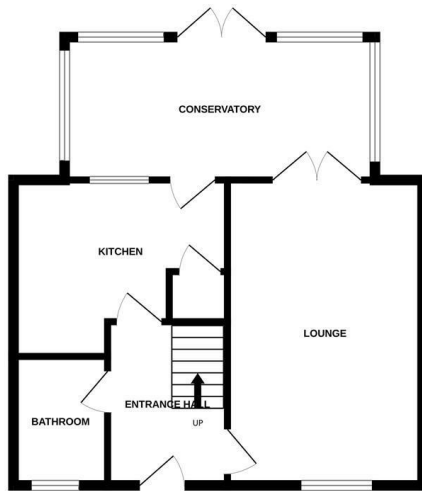
50 Appleyard Crescent | | Norwich | NR3 2QW

Price Guide £220,000

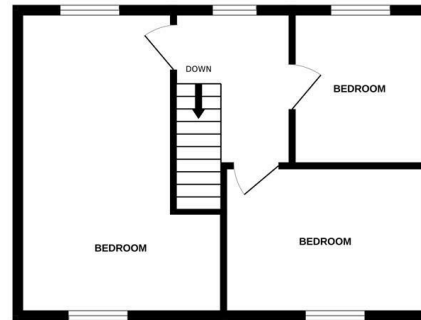
GUIDE PRICE: £220,000 - £230,000 ****EXCELLENT FIRST TIME PURCHASE WITH OFF ROAD PARKING**** Gilson Bailey are delighted to offer this attractive and extended three-bedroom mid-terrace house, superbly situated in the highly sought-after NR3 area of Norwich. This beautifully presented home offers well-balanced and versatile accommodation, featuring an entrance hall leading to a bright and comfortable lounge, a well-appointed kitchen, a ground floor bathroom, and a conservatory overlooking the rear garden. Upstairs, there are three bedrooms off landing, providing ideal space for families or those working from home. Externally, the property benefits from a driveway offering off-road parking and a generous, mature rear garden—perfect for relaxing or entertaining. With double glazing, gas central heating, and excellent condition throughout, this fantastic home is ideal for first-time buyers, and early viewing is highly recommended.



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

Appleyard Crescent is situated north of the City centre of Norwich between Aylsham Road and Drayton Road, you are within reasonable distance to a good selection of local amenities including schooling, doctors, shops and restaurants. There is also good access to Norwich Ring Road, Norwich Airport, the NDR and public transport links in and out of the City centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen, bathroom and stairs to first floor.

Lounge 17'0" x 10'10"

Double glazed window, patio doors, radiator.

Kitchen 11'11" x 9'9"

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

Bathroom 6'7" x 5'2"

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

Conservatory 17'2" x 8'0"

Space for washing machine and tumble dryer, patio doors to garden.

First Floor Landing

Doors to three bedrooms.

Bedroom One 17'0" x 11'6"

Two double glazed windows, two radiators.

Bedroom Two 10'11" x 8'3"

Double glazed window, radiator.

Bedroom Three 8'5" x 7'10"

Double glazed window, radiator.

Outside Front

Driveway providing off road parking.

Outside Rear

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

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		79
(55-68) D	66	
(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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