



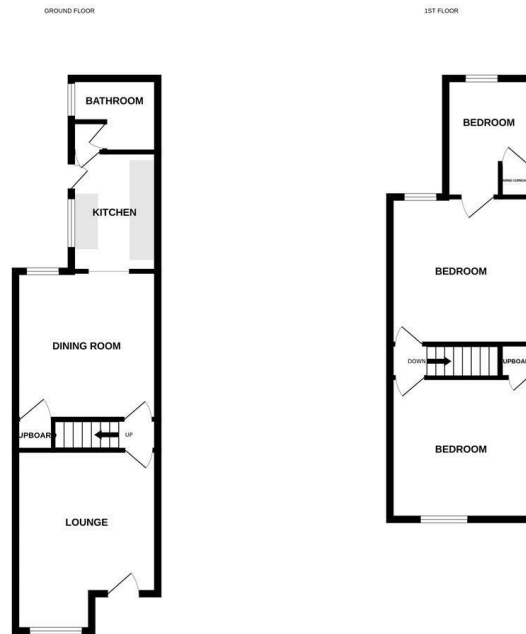
20 Capps Road | | Norwich | NR3 4AZ

Guide Price £200,000

****GUIDE PRICE £200,000 - £210,000 OFFERED WITH NO ONWARD CHAIN****

Gilson Bailey are delighted to offer this attractive, bay-fronted three bedroom mid-terrace house, favourably positioned within the highly sought-after NR3 area of Norwich and offered with the added benefit of no onward chain. Offering a traditional layout with plenty of space for everyday living, the ground floor comprises a welcoming lounge with bay window, separate dining room, kitchen and bathroom. Upstairs, there are two bedrooms off landing, with bedroom three accessed via bedroom two. Outside, the property has a small, low-maintenance front garden, while to the rear is the particular advantage of a non-bisected garden, providing a convenient and usable outside space for relaxing, entertaining or enjoying the warmer months. Further benefits include double glazing and gas heating. With its popular NR3 setting, bay-fronted appearance, practical accommodation, non-bisected garden and chain-free sale, this property represents an excellent opportunity for first-time buyers, so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken 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 have not been tested and no guarantee is given to their suitability or efficiency. Call us to verify.
Made with Measure 2020.

Location

Capps Road 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, Mousehold Heath and the Norwich Ring Road.

Accommodation Comprises

Front door to:

Lounge 14'5" x 11'5"

Double glazed window, radiator.

Dining Room 11'10" x 11'5"

Double glazed window, radiator, cupboard.

Kitchen 9'6" x 6'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, heated towel rail, door to side.

Bathroom

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

First Floor Landing

Doors to bedrooms one and two.

Bedroom One 11'5" x 11'5"

Double glazed window, radiator, cupboard.

Bedroom Two 11'11" x 11'5"

Double glazed window, radiator.

Bedroom Three 9'4" x 6'9"

Double glazed window, radiator.

Outside Front

Small low maintenance garden with path to front door.

Outside Rear

Non-bisected lawned garden, patio area, mature plants, shrubs and trees, 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	83
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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