

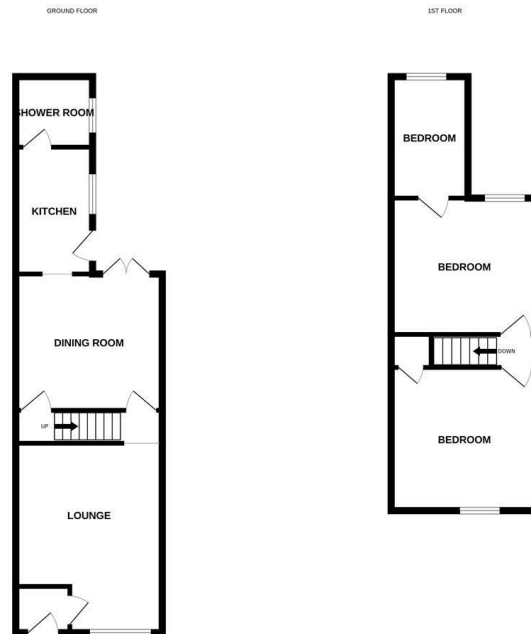


36 Romany Road | | Norwich | NR3 4RE

£195,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to present this extended three-bedroom mid-terrace home, perfectly positioned in the ever-popular NR3 area of Norwich and offered with no onward chain. The property features a spacious extended lounge, separate dining room, kitchen and ground-floor shower room, with two bedrooms off the first-floor landing and a third bedroom accessed via bedroom two. Outside, there is a non-bisected rear garden and on-street parking, while further benefits include double glazing and gas central heating. Ideal for first-time buyers or buy-to-let investors, this well-located home offers excellent potential—early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 to be guaranteed, as to their availability or efficiency, 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 and NDR.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Lounge 15'7" x 12'2"

Double glazed window, radiator.

Dining Room 12'2" x 11'3"

Radiator, doors to garden.

Kitchen 10'5" x 6'3"

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

Shower Room 6'3" x 5'10"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 12'1" x 11'3"

Double glazed window, radiator, storage cupboard.

Bedroom Two 12'1" x 11'3"

Double glazed window, radiator.

Bedroom Three 10'4" x 6'3"

Double glazed window, radiator.

Outside Front

On street parking.

Outside Rear

Non-bisected paved garden, mature plants and shrubs, timber shed, enclosed by fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band A.

Tenure


Freehold

Utilities

Full fibre broadband available.
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		77
(55-68) D	64	
(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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