



149 Northumberland Street | | Norwich | NR2 4EE

Guide Price £220,000

**** THREE BEDROOMS OFF LANDING AND OFFERED WITH NO ONWARD CHAIN****

Gilson Bailey are delighted to offer this fantastic, spacious and wonderfully proportioned, three bedroom over-passage mid terrace house, conveniently situated to the west of Norwich. Offering an excellent amount of living space across two floors, this charming home represents a superb opportunity for first-time buyers looking to take their first step onto the property ladder. The ground floor comprises a generous lounge/diner providing a fantastic sociable space for relaxing, dining and entertaining, fitted kitchen and bathroom, while upstairs there are three well-proportioned bedrooms and the added benefit of a separate shower room off landing, providing excellent flexibility for everyday living. Outside, there is a low-maintenance front garden and a bisected lawned rear garden offering a lovely space to enjoy the warmer months. Further benefits include double glazing and gas heating. Combining generous accommodation, three bedrooms and a convenient location to the west of Norwich, this delightful property would make a fantastic first-time purchase, so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given.
Made with Metaplan (2020)

Location

Northumberland Street is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and is within walking distance to the city centre. There is also good access to the Norwich Ring Road, University of East Anglia and the Norfolk and Norwich University Hospital.

Accommodation Comprises

Front door to:

Lounge/Diner 26'2" x 11'9"

Two double glazed windows, two radiators, stairs to first floor.

Kitchen 11'5" x 7'6"

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

Bathroom 7'6" x 6'4"

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

First Floor Landing

Doors to three bedrooms and shower room.

Bedroom One 13'9" x 12'9"

Two double glazed windows, radiator.

Bedroom Two 18'0" x 7'6"

Two double glazed windows, radiator.

Bedroom Three 9'2" x 7'6"

Double glazed window, radiator.

Shower Room 7'6" x 7'6"

Shower cubicle, low level WC, hand wash basin, radiator.

Outside Front

Small low maintenance garden with path to front door.

Outside Rear

Bisected lawned garden, 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		85
(69-80) C	71	
(55-68) D		
(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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