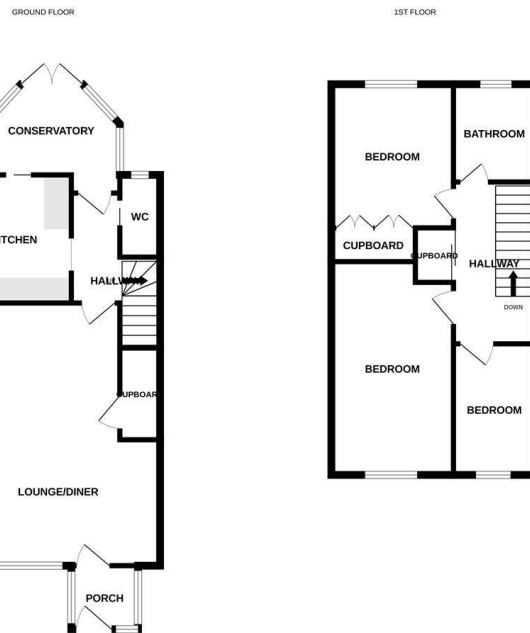




## 20 Grove Avenue | Norwich | NR1 2QD

**Guide Price £300,000**

**\*\*GUIDE PRICE £300,000 - £325,000 OFFERED WITH NO ONWARD CHAIN\*\***  
Gilson Bailey are delighted to offer this well-presented and spacious three-bedroom mid-terrace home, ideally situated within a desirable South City location. The accommodation comprises a porch entrance, generous lounge/diner, fitted kitchen, conservatory and WC to the ground floor, with three well-proportioned bedrooms and a modern family bathroom on the first floor. The property benefits from double glazing, gas central heating and the added advantage of no onward chain. Externally, there is a private enclosed rear garden along with a garage and off-road parking to the rear, making this an excellent opportunity for families and first-time buyers alike.



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and we accept no responsibility for any errors. Prospective purchasers should not rely on floorplans as an accurate representation of the property and must satisfy themselves by a survey. Services, systems and appliances shown have not been tested and no guarantee is given in respect of their condition or general working order. Made with Metrixon C2020.

## Location

## Accommodation Comprises

Front door to:

## Entrance Porch

Door to:

## Open Plan Lounge/Diner 15'5" x 19'5"

UPVC window, radiator, new flooring, radiator door to cupboard, door to lobby.

## Lobby

Doors to kitchen, WC and conservatory .

## Kitchen 8'2" x 10'7"

Wall and base units, single sink, integrated fridge/freezer, space for washing machine. Gas hob and electric oven , opening to

## Conservatory

UPVC windows, UPVC patio doors.

## WC

Low level WC, hand wash basin.

## First Floor Landing

Doors to bedrooms one, two, three and bathroom.

## Bedroom One 16'8" x 8'11"

UPVC window, radiator.

## Bedroom Two 11'10" x 9'0"

UPVC window, radiator, built in wardrobe.

## Bedroom Three 9'10" x 6'1"

UPVC window, radiator.

## Bathroom

Bath with shower over, low level WC, hand wash basin, radiator, UPVC window.

## Outside

Enclosed rear courtyard garden, single garage, parking space.

## Local Authority

Norwich City Council - Tax Band C.

## Tenure

Freehold

## Utilities

Fibre broadband available.  
Mains gas, water and electric.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

Norwich City Council - Tax Band C

### 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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