



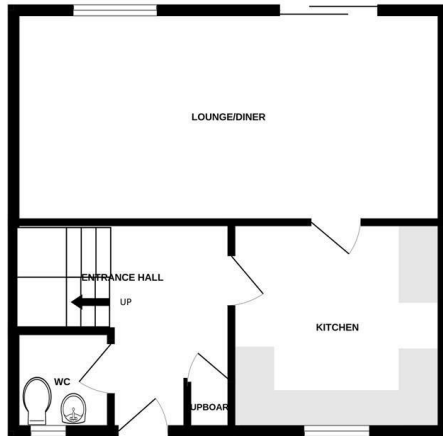
217 Bowers Avenue | | Norwich | NR3 2PP

Price Guide £170,000

GUIDE PRICE: £170,000 - £175,000 **EXCELLENT FIRST TIME PURCHASE OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this THREE BEDROOM, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall, lounge/diner, kitchen and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a lawned front garden and an enclosed rear garden with patio area. The house benefits from double glazing, warm air heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or project so be quick to book a viewing.



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.
Made with Metropix ©2025

Location

Bowers Avenue is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the City centre. There is ease of access to the Norwich Ring Road, Norwich International Airport and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to kitchen, WC and stairs to first floor.

Lounge/Diner 21'7" x 10'9"

Sliding patio doors, double glazed window.

Kitchen 10'9" x 10'7"

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

WC

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'6" x 9'8"

Double glazed window, built in wardrobe.

Bedroom Two 10'7" x 9'6"

Double glazed window, built in wardrobe.

Bedroom Three 9'8" x 9'6"

Double glazed window.

Bathroom

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

Outside Front

Lawned garden and storage shed.

Outside Rear

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

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold

Utilities

Fibre to the cabinet broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(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.

<https://www.gilsonbailey.co.uk>
01603764444