

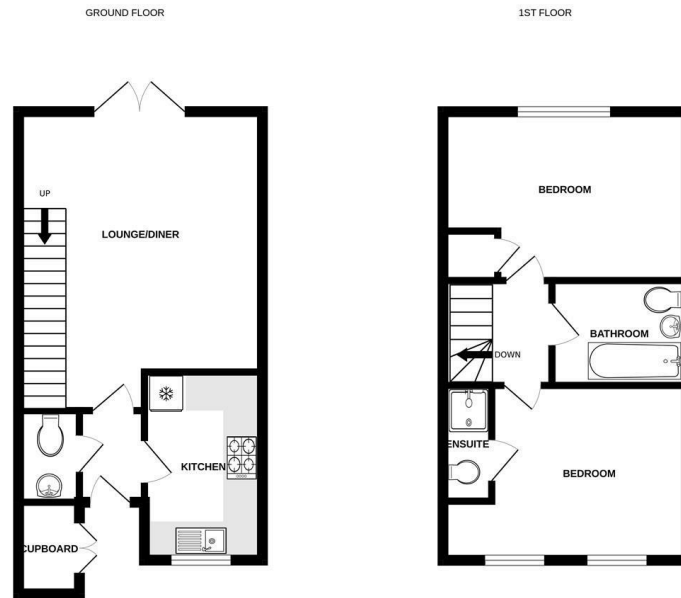


51 Romany Road | | Norwich | NR3 4RE

Guide Price £210,000

****GUIDE PRICE £210,000 - £220,000 MODERN TERRACE HOUSE WITH OFF ROAD PARKING**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO 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 TWO BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is an outside storage cupboard to the front and to the rear there is a tiered, paved and shingled rear garden and there is also ONE OFF ROAD PARKING SPACE and visitors parking. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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 is given as to their condition or efficiency at the time of sale. Made with Metaphor 12/2015

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 Hall

Doors to lounge/diner, kitchen and WC.

Lounge/Diner 14'9" x 13'3"

Patio doors, radiator, stairs to first floor.

Kitchen 10'4" x 6'5"

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.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 13'3" x 9'4"

Two double glazed windows, radiator.

En-Suite 6'0" x 3'4"

Shower cubicle, hand wash basin, extractor fan.

Bedroom Two 13'3" x 8'7"

Double glazed window, radiator.

Bathroom 6'10" x 6'2"

Panelled bath with shower over, low level WC, hand wash basin, radiator.

Outside

Paved and shingled rear garden enclosed by timber fencing and an off road parking space.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Estate fee payable - £340.79pa

Utilities

Full fibre broadband available.

Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	77	
(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

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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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