



**34 Bowthorpe Road | | Norwich | NR2 3TW**

**Offers In Excess Of £200,000**

**\*\* EXTENDED MID TERRACE WITHIN WALKING DISTANCE TO THE CITY CENTRE\*\*** Gilson Bailey are delighted to offer this EXTENDED THREE BEDROOM, MID TERRACE HOUSE situated to the west of Norwich within walking distance to the City Centre. Accommodation comprising lounge, dining room, extended kitchen and bathroom to the ground floor. On the first floor there are TWO BEDROOMS OFF LANDING with bedroom two giving access to the third bedroom. Outside there is a low maintenance front garden and a good size mainly lawned rear garden. The house offers excellent potential to make your own mark, but does benefit from double glazing, gas heating and solar panels which provide a small income. The property would make an excellent first time purchase or investment so be quick to book your viewing.





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not intended and no guarantee is given for their condition or fitness, such as for gas.  
Made with Floorplan 12.025

### Location

Bowthorpe Road can be found to the west of Norwich providing good access to and from the City centre with ease of access to both the University of East Anglia and Norfolk and Norwich University Hospital. Local amenities include schooling, popular local shops, supermarkets, pubs and restaurants.

### Accommodation Comprises

Door to

#### Lounge 11'7" x 11'6"

Window to front, radiator, coving, picture rails, tv point

#### Dining room 11'5" x 11'6"

Radiator, opening to kitchen.

#### Kitchen 11'5" x 9'4"

door to rear and velux window, fitted wall and base units with worktops over, built in oven and grill, 4 ring hob with extractor over, space for washing machine and fridge freezer, single sink and drainer.

#### Bathroom

Low level WC, vanity wash basin, bath with shower over, frosted window

#### Bedroom One 11'6" x 11'4"

window to front, radiator, storage cupboard

#### Bedroom Two 11'7" x 11'8"

window to rear, radiator

#### Bedroom Three 9'2" x 6'5"

window to rear, wall mounted boiler.

### Outside

Outside a bisected garden, mainly lawned with patio enclosed by timber fencing.

### Agents Note

The Solar panels are owned outright bringing in a small income.

### Local Authority

Norwich City Council - Tax Band A

### Tenure

Freehold

### Utilities


Ultrafast Broadband available.  
Mains gas, water and electricity

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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