



**5 Esdelle Street | | Norwich | NR3 3BN**

**£180,000**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are pleased to offer this three-bedroom mid-terrace house, located in the popular NR3 area of Norwich within walking distance of the City Centre. The accommodation includes a lounge, dining room, kitchen, and bathroom on the ground floor. On the first floor, there are two bedrooms off the landing, with a third bedroom accessed from bedroom two. Outside, the property benefits from a low-maintenance, paved non-bisected rear garden. Additional features include double glazing, gas central heating, and is offered with no onward chain. The property would make an ideal first-time purchase or buy-to-let investment so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, rooms and any other items are approximate and the responsibility to take for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any generative purposes. The services, contents and equipment shown here are not intended and no guarantee as to their availability or efficiency can be given. Made with Metaphor 10/20/21

### Location

Esdelle Street is within walking distance of the City centre, located close by to many local amenities including schooling, popular local pubs, shops, restaurants and supermarkets. There is ease of access to the Norwich Ring Road, NDR, Norwich international Airport and Norwich train station.

### Accommodation Comprises

Front door to:

#### Lounge 12'0" x 11'0"

Double glazed window, radiator.

#### Dining Room 12'0" x 9'10"

Double glazed window, radiator, storage cupboard.

#### Kitchen 8'0" x 5'10"

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, door to side, boiler.

#### Bathroom 5'8" x 5'6"

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

### First Floor Landing

Doors to two bedrooms.

#### Bedroom One 11'11" x 11'1"

Double glazed window, radiator, storage cupboard.

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

Double glazed window, radiator.

#### Bedroom Three 7'11" x 5'10"

Double glazed window, radiator.

### Outside

Non-bisected paved garden.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure

Freehold

### Utilities


Full fibre broadband available.

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) <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>		
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.