



35 Bell Road | | Norwich | NR3 4RA

Offers In Excess Of £245,000

****CHARMING RENOVATED NR3 TERRACE WITHIN WALKING DISTANCE TO THE CITY**** Gilson Bailey are delighted to offer this well-presented three-bedroom mid-terrace home, located in the ever-popular NR3 area of Norwich, one of the city's most vibrant and sought-after residential districts. Offering spacious and well-maintained accommodation throughout, this attractive property is perfectly suited to first-time buyers, young families and investors alike. The ground floor comprises a comfortable lounge, a separate dining room ideal for entertaining, a fitted kitchen and a family bathroom. Upstairs, there are two bedrooms accessed from the landing, with a further third bedroom leading from bedroom two, providing a flexible space that could also be utilised as a nursery, dressing room, study or home office. Externally, the property benefits from a low-maintenance front garden and a generous non-bisected rear garden with gated rear access, offering excellent outdoor space for relaxing, gardening and entertaining. Further benefits include double glazing, gas central heating and a high standard of presentation throughout, allowing buyers to move straight in and enjoy the home from day one. Conveniently positioned close to local amenities, popular cafés, schools and Norwich city centre, this fantastic property presents an excellent opportunity to secure a home in a highly desirable location. Early viewing is strongly recommended.





While every attempt has been made to ensure the accuracy of the description contained here, measurements, of plans, fixtures, fittings 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 by any prospective purchaser. The accuracy, appropriateness and applicability of these plans and any other information as to their availability or otherwise can be given. Made with Neoplan 12.0.05

Location

Bell Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath and the Norwich Ring Road.

Accommodation Comprises

Front door to:

Lounge 10'11" x 10'9"

Double glazed window, radiator, wood burner.

Dining Room 11'2" x 10'9"

Double glazed window, radiator.

Kitchen 8'2" x 6'1"

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.

Bathroom 6'2" x 5'5"

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 10'11" x 10'8"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'3" x 10'9"

Double glazed window, radiator.

Bedroom Three 8'2" x 6'3"

Double glazed window, radiator.

Outside Front

Low maintenance shingled garden with path to front door.

Outside Rear

Patio area, lawned garden, mature plants and shrubs, shed, enclosed by timber fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold

Utilities

Fibre to the property.

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) A		
(81-91) B		
(69-80) C		
(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

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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