

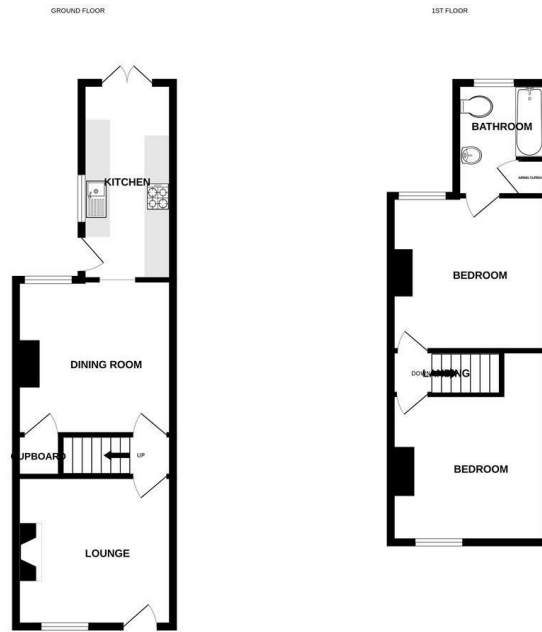


537 Sprowston Road | | Norwich | NR3 4AD

Guide Price £210,000

**** GUIDE PRICE £210,000 - £220,000 - END TERRACE HOUSE IN THE POPULAR NR3 AREA **** Gilson Bailey are delighted to offer this charming two-bedroom end-terrace home, ideally situated in the ever-popular NR3 area of Norwich, just a short distance from the city centre and an excellent range of local amenities. Offering well-proportioned accommodation throughout, the property comprises a welcoming lounge, a separate dining room and an extended kitchen, creating an ideal space for both everyday living and entertaining. Upstairs, there are two generous bedrooms accessed from the landing, with one benefiting from a spacious en-suite bathroom. Outside, the property enjoys a low-maintenance front garden and a large, private bisected rear garden, providing plenty of outdoor space to relax, entertain or enjoy gardening. Further benefits include double glazing and gas central heating. Combining character, space and a highly desirable location, this fantastic home would make an ideal first-time purchase or buy-to-let investment, and early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plans, sections, views 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 various options and appliances shown have not been visited and no guarantee as to their availability or delivery can be given.
Made with Metaplan 12/2015

Location

Sprowston Road 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 11'11" x 11'3"

Double glazed window, radiator, cast iron fireplace.

Dining Room 12'1" x 11'8"

Double glazed window, radiator, storage cupboard.

Kitchen 14'9" x 6'9"

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, patio doors.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'11" x 11'3"

Double glazed window, radiator.

Bedroom Two 12'2" x 11'8"

Double glazed window, radiator.

Bathroom 8'5" x 6'9"

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

Outside Front

Small low maintenance garden with path to front door.

Outside Rear

Patio seating area, lawned garden, mature shrubs and trees, enclosed by walling and fencing.

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		68
(39-54) E	49	
(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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