



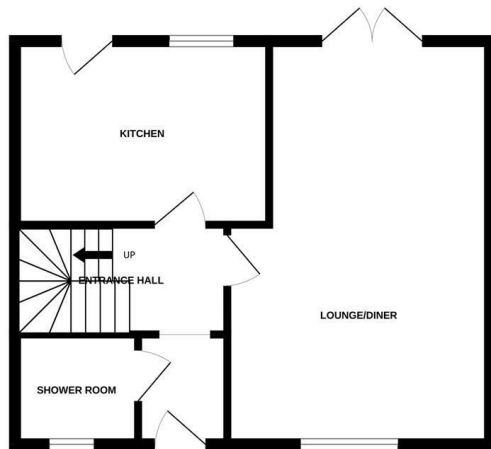
5 Sherwood Road | | Norwich | NR4 6AB

£225,000

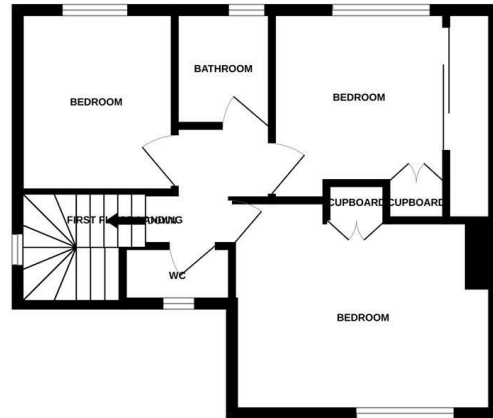
****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to present this three-bedroom mid-terrace home, ideally located to the south of Norwich and offering excellent appeal to both first-time buyers and investors alike. The property features an entrance hall, a spacious lounge/diner, fitted kitchen and a shower room to the ground floor, while upstairs provides three well-proportioned bedrooms, a bathroom and a separate WC. Externally, the home benefits from off-road parking to the front and a generously sized rear garden complete with a brick-built storage shed. Further highlights include double glazing, gas central heating and the added advantage of no onward chain, making this a fantastic opportunity that should be viewed without delay.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 as to their operability or efficiency can be given.
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Location

The favoured south side of Norwich offers good access to and from the City centre along with popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich Bus station, Chapelfield Gardens, University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, shower room and stairs to first floor.

Lounge/Diner 19'10" x 12'11"

Double glazed window, patio doors, two radiators.

Kitchen 12'6" x 9'0"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window, radiator, door to rear.

Shower Room 6'0" x 5'4"

Walk in shower, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms, bathroom and WC.

Bedroom One 12'11" x 10'5"

Double glazed window, radiator, cupboard.

Bedroom Two 9'4" x 8'7"

Double glazed window, radiator, cupboard.

Bedroom Three 8'11" x 7'8"

Double glazed window, radiator.

Bathroom 5'8" x 4'9"

Panelled bath, hand wash basin, frosted double glazed window.

WC

Low level WC, frosted double glazed window.

Outside Front

Driveway providing off road parking.

Outside Rear

Patio area, lawned garden, brick built storage shed, mature plants and shrubs, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.


Tenure

Freehold

Utilities

Fibre to the property.
Mains gas, water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	78
(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 B

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.