26 Albany Road I I Norwich I NR3 1EE

Offers In Excess Of £230,000

**LARGE REAR GARDEN ** Gilson Bailey are delighted to offer this attractive three bedroom, mid-terrace house situated in the highly sought-after NR3 area of Norwich. The property comprises a welcoming lounge, separate dining room, kitchen and bathroom to the ground floor, while on the first floor there are two bedrooms off the landing, with bedroom three accessed via bedroom two. Outside, the property benefits from a low-maintenance front garden, while to the rear is a large, mature and beautifully established bisected garden, providing a wonderful private outdoor space and a real showpiece of the home. Further benefits include double glazing and gas heating, new consumer unit, making this an excellent opportunity for first-time buyers looking to step onto the property ladder. With its desirable location, generous accommodation and impressive rear garden, an early viewing is highly recommended to fully appreciate all this lovely home has to offer.

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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
Albany Road is situated close by too many local amenities including schooling, popular local shops, pubs, coffee shops and is within walking distance to the city centre. There is good access to both the Norwich Ring Road and NDR.

Accommodation Comprises
Front door to:

Lounge 12'4" x 11'3"
Double glazed window, radiator, fireplace.

Dining Room 12'4" x 9'11"
Door to rear, radiator, storage cupboard.

Kitchen 7'4" x 6'5"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, boiler.

Bathroom 6'6" x 5'4"
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 12'5" x 11'5"
Double glazed window, radiator, cupboard.

Bedroom Two 12'5" x 10'2"
Double glazed window, radiator.

Bedroom Three 7'2" x 6'11"
Double glazed window, radiator.

Outside Front
Small paved garden with path to front door.

Outside Rear
Large bisected garden with a summerhouse and shed, enclosed by timber 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.

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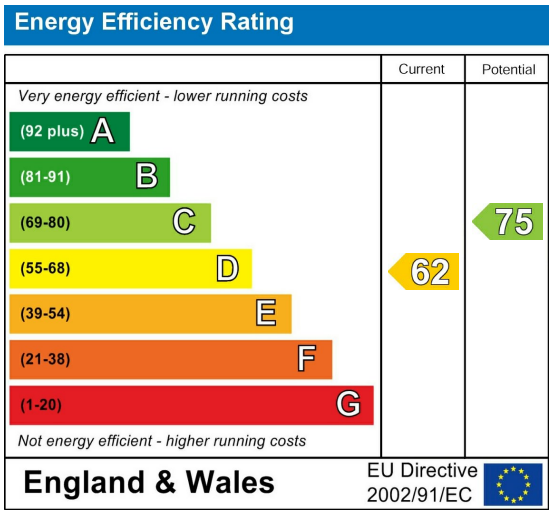

Local Authority

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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