



9 Angel Road | | Norwich | NR3 3HL

**Guide Price £260,000**

**\*\*GUIDE PRICE £260,000 - £280,000 HALL ENTRANCE BAY FRONTED TERRACE OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this spacious four-bedroom, bay-fronted, hall entrance mid-terrace home, ideally positioned in the ever-popular NR3 area of Norwich, within easy walking distance of the City Centre. Boasting generous and versatile accommodation, the property comprises an entrance hall, attractive bay-fronted lounge, separate dining room, fitted kitchen, utility room and ground floor WC. Upstairs, there are four well-proportioned bedrooms and a family bathroom off the landing, providing excellent space for families or sharers alike. Externally, the house benefits from a low-maintenance front garden and a paved, non-bisected rear garden, ideal for relaxing or entertaining. With double glazing, gas central heating and the added advantage of no onward chain, this substantial home would make an excellent first-time purchase or buy-to-let investment. Early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, levels 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, content and appearance of this plan does not constitute any guarantee, as to their accuracy or otherwise, and no liability shall be given. Made with Metropac 12/2011

## Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road and NDR.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, dining room, kitchen and stairs to first floor.

### Lounge 13'5" x 11'1"

Bay fronted double glazed windows, radiator.

### Dining Room 11'8" x 11'1"

Double glazed window, radiator.

### Kitchen 14'3" x 8'10"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and dishwasher, two double glazed windows.

### Utility Room 6'11" x 5'9"

Fitted wall and base units with worktops over, space for washing machine, door to side.

### WC

Low level WC, hand wash basin, frosted double glazed window.

## First Floor Landing

Doors to four bedrooms and bathroom.

### Bedroom One 12'0" x 11'6"

Double glazed window, radiator.

### Bedroom Two 11'5" x 7'2"

Double glazed window, radiator.

### Bedroom Three 6'9" x 6'4"

Double glazed window, radiator.

### Bedroom Four 7'0" x 5'7"

Double glazed window, radiator.

## Bathroom

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

## Outside Front

Small low maintenance garden enclosed by walling with path to front door.

## Outside Rear

Non-bisected paved garden, timber shed, enclosed by timber fencing with rear gate access.

## 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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	

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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.