





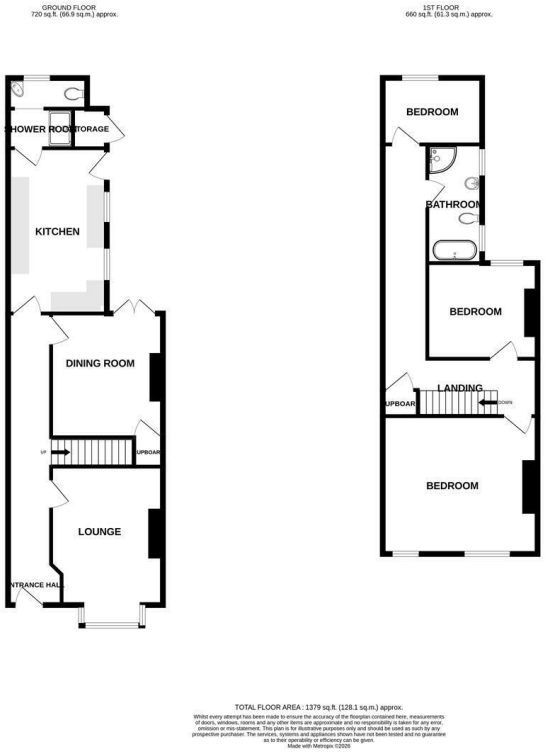


# 21 Wood Street I I Norwich I NR1 3RD

## Guide Price £425,000

**GUIDE PRICE £425,000 - £450,000**STUNNING HALL ENTRANCE BAY FRONTED TERRACE ON A TREE-LINED ROAD** Gilson Bailey are delighted to offer this beautiful, hall entrance, bay fronted, three bedroom, mid terrace house situated on a picturesque tree-lined road on the edge of Norwich City Centre, perfectly positioned to enjoy the city's wide range of amenities. Bursting with character while seamlessly blending modern finishes with original period features, the accommodation comprises a welcoming entrance hall, elegant bay fronted lounge, separate dining room, spacious kitchen and a contemporary shower room to the ground floor. On the first floor there are three well proportioned bedrooms and a family bathroom off the landing. Outside, the property enjoys a low maintenance front garden and a fully enclosed, non-bisected rear garden, providing an ideal space for relaxing or entertaining. Further benefits include double glazing, gas central heating and no onward chain, making this a fantastic opportunity for a wide range of buyers. Early viewing is highly recommended.

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## Location
Wood Street is situated a short walk to the south of the city centre with all the amenities the city offers including restaurants, bars, coffee shops plus extensive shopping. There is good access to schooling for all ages, the University of East Anglia, the Norfolk & Norwich University Hospital, A11 & A47.

## Accommodation Comprises
Front door to:

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

## Lounge 15'0" x 11'5"
Window to front, radiator, wood burner.

## Dining Room 12'3" x 11'5"
French doors, cast iron fireplace, cupboard.

## Kitchen 16'11" x 9'0"
Fitted wall and base units with worktops over, butler sink with tap over, Range cooker, space for fridge/freezer and washing machine, radiator, windows and door to side.

## Shower Room 8'0" x 6'6"
Shower cubicle, low level WC, hand wash basin, radiator, heated towel rail, frosted window.

## First Floor Landing
Doors to three bedrooms and bathroom.

## Bedroom One 14'9" x 12'4"
Two windows to front, radiator, built in wardrobes, cast iron fireplace.

## Bedroom Two 11'9" x 9'9"
Window to rear, radiator.

## Bedroom Three 9'1" x 6'11"
Window to rear, radiator.

## Bathroom 13'1" x 6'3"
Roll top bath, shower cubicle, low level WC, hand wash basin, radiator, two frosted window to side.

## Outside Front
Small garden enclosed by iron railings with step to front door.

## Outside Rear
Patio area, artificial lawn, outside cupboard, enclosed by timber fencing.

## Local Authority
Norwich City Council, Tax Band D.

## 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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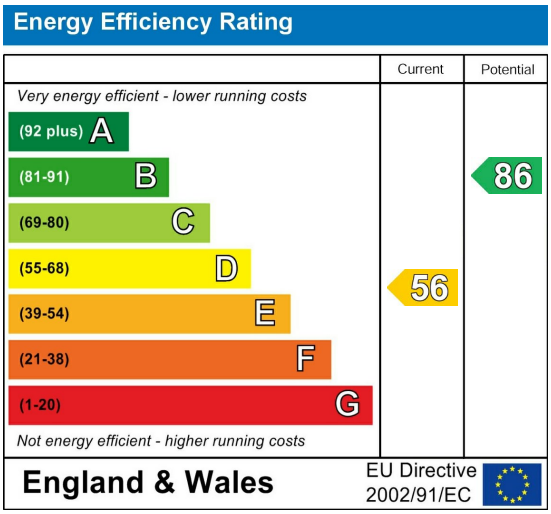













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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.