5 Esdelle Street I I Norwich I NR3 3BN

Guide Price £190,000

OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this well presented three bedroom mid-terrace home, ideally situated in the ever-popular NR3 area of Norwich, just a short walk from the City Centre and its wealth of amenities. The property comprises a comfortable lounge, separate dining room, fitted kitchen and bathroom to the ground floor. Upstairs, there are two generous bedrooms off the landing, with a third bedroom accessed via bedroom two, providing flexible accommodation ideal for a growing family, home office or dressing room. Outside, the property benefits from a private, low-maintenance, paved rear garden. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain, making for a straightforward move. Combining a highly convenient location and excellent value, this fantastic home would make an ideal first-time purchase or a superb buy-to-let investment, so be quick to book a viewing.

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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
Esdelle Street 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 12'0" x 11'0"
Double glazed window, radiator.

Dining Room 12'0" x 9'10"
Double glazed window, radiator, storage cupboard.

Kitchen 8'0" x 5'10"
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, door to side, boiler.

Bathroom 5'8" x 5'6"
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 11'11" x 11'1"
Double glazed window, radiator, storage cupboard.

Bedroom Two 11'10" x 9'10"
Double glazed window, radiator.

Bedroom Three 7'11" x 5'10"
Double glazed window, radiator.

Outside
Non-bisected paved garden.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Freehold

Utilities
Full fibre broadband available.
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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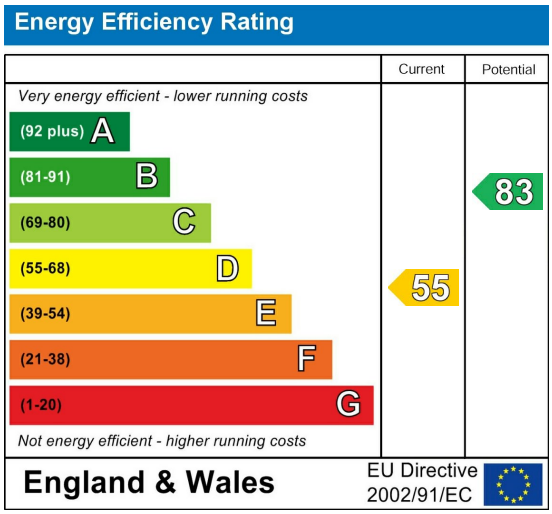

Local Authority

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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