



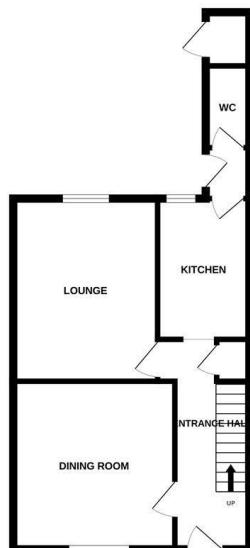
321 Sprowston Road | Norwich | Norfolk | NR3 4HY

£275,000

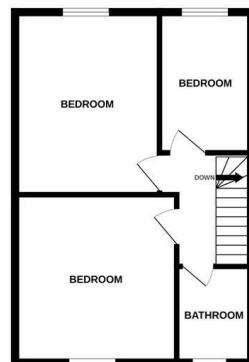
****HALL ENTRANCE NR3 TERRACE BACKING ONTO THE ALLOTMENTS**** Gilson Bailey are delighted to offer with no onward chain, this beautifully presented hall entrance three-bedroom mid-terrace home, ideally located within walking distance of Norwich City Centre in the ever-popular NR3 area. The property boasts a welcoming entrance hall, a bright lounge, a separate dining room, a modern fitted kitchen and convenient ground floor WC, while upstairs offers three generous bedrooms and a stylish family bathroom off landing. Outside, the home continues to impress with a low-maintenance front garden and a large, mature rear garden featuring a lovely seating area, brick-built storage shed and rear access leading directly to the allotments. Benefiting from gas central heating, double glazing, and presented in excellent condition throughout, this property offers the perfect blend of character and modern living. Sure to appeal to a wide range of buyers, early viewing is highly recommended to fully appreciate all that this charming home has to offer.



GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Prospective buyers should make their own investigations.

Location

Sprowston Road 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:

Entrance Hall

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

Lounge 13'1" x 10'4"

Double glazed window, radiator, fireplace.

Dining Room 11'11" x 11'5"

Double glazed window, radiator.

Kitchen 10'0" x 6'6"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, double glazed window.

WC

Low level WC.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'11" x 11'6"

Double glazed window, radiator.

Bedroom Two 13'1" x 10'4"

Double glazed window, radiator.

Bedroom Three 10'0" x 6'6"

Double glazed window, radiator.

Bathroom 6'9" x 5'4"

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

Outside Front

Small low maintenance garden with steps and path to front door.

Outside Rear

Bisected lawned garden, timber decking seating areas, mature plants and shrubs, brick built storage shed, enclosed by fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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