

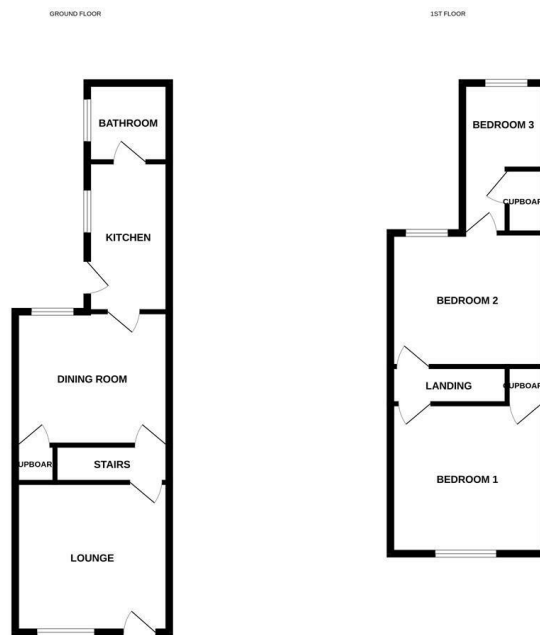


29 Clarke Road | | Norwich | NR3 1JL

£200,000

**\*\*NO ONWARD CHAIN - NORTH CITY TERRACE \*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, mid terrace house located in the highly sought after NR3 area of Norwich within walking distance to the City Centre. Accommodation comprises lounge, dining room, kitchen and bathroom to the ground floor. On the first floor there are two bedrooms off landing with bedroom three off bedroom two. Outside there is a NON-BISECTED courtyard garden. The property benefits from gas central heating, UPVC double glazing and is presented in good order throughout. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.





We have every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, rooms 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 for any prospective purchase. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropac 12/2023

## 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

Door to

### Lounge 12'1" x 11'7"

Double glazed window, radiator, opening to

### Stairwell

Stairs to first floor, door to

### Dining Room 12'1" x 10'4"

Double glazed window, radiator, door to storage cupboard, door to

### Kitchen 11'7" x 6'5"

Double glazed window, wall and base units, space for washing machine, fridge/freezer, fitted oven and hob, single sink, door to side, door to.

### Bathroom

Low level WC, hand wash basin, bath with shower over, radiator, UPVC window.

### First Floor Landing

Doors to Bedroom One and Two.

### Bedroom One 12'1" x 11'7"

Double glazed window, radiator, over stairs storage cupboard.

### Bedroom Two 12'1" x 10'4"

Double glazed window, radiator, door to

### Bedroom Three 8'0" x 7'2"

Double glazed window, radiator, cupboard.

### Outside

Enclosed garden to the rear.

### Utilities

Ultrafast Broadband Available.  
Mains gas, water and electric.


### Local Authority

Norwich City Council - Tax Band A

### Tenure

Freehold


**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.