



90 Adelaide Street | | Norwich | NR2 4JD

Guide Price £220,000

****GUIDE PRICE £220,000 - £230,000**** Gilson Bailey are delighted to offer this charming three-bedroom mid-terrace home, ideally located in the highly sought-after NR2 area to the west of Norwich. Well presented throughout, the property offers a cosy yet versatile layout including a comfortable lounge, separate dining room, fitted kitchen, and ground floor bathroom. Upstairs, two bedrooms are accessed from the landing, with a third bedroom leading off bedroom two—perfect as a nursery, dressing room, or home office. Outside, there is a low-maintenance front garden and a generous bisected rear garden, offering excellent outdoor space. Benefiting from double glazing and an efficient air source heating unit in the lounge, this delightful home is perfectly suited to first-time buyers or investors alike—early viewing is highly recommended to appreciate all it has to offer.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, ceilings, rooms and any other fixed and removable will be responsibility to those for any work done or in relation. 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

Adelaide Street is situated close by to many local amenities including schooling, popular pubs, shops, restaurants and supermarkets and has great public transport links to and from the city centre. There is also good access to the University of East Anglia, Norfolk & Norwich University Hospital and Norwich Ring Road.

Accommodation Comprises

Front door to:

Lounge 12'5" x 9'11"

Double glazed window, heating unit.

Dining Room 10'0" x 9'2"

Double glazed window.

Kitchen 7'8" x 4'11"

Fitted base units with worktops over, sink and drainer, space for cooker and fridge, double glazed window.

Bathroom 7'9" x 5'8"

Panelled bath with shower over, low level WC, hand wash basin, space for washing machine, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 10'1" x 9'2"

Double glazed window, cupboard.

Bedroom Two 10'0" x 9'1"

Double glazed window.

Bedroom Three 7'11" x 5'2"

Double glazed window.

Outside Front

Low maintenance garden with path to front door.

Outside Rear

Large bisected rear garden enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre to the property.

Mains water and electric.



Energy Efficiency Rating

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

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Tenure

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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.

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