



## 16 Waterloo Park Avenue | Norwich | NR3 2HG

**Offers In Excess Of £335,000**

\*\*\*NO ONWARD CHAIN\*\*\* Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, THREE BEDROOM, SEMI DETACHED HOUSE with a STUNNING 40 FOOT GYM/HOME OFFICE CONVERSION, situated just a stone's throw away from Waterloo Park in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall, Lounge, Dining Room, fitted Kitchen with NEFF appliances and WC to the ground floor. On the first floor there are THREE BEDROOMS and BATHROOM OFF LANDING (Bedroom Two is currently Open Plan). Outside there is a front driveway providing OFF ROAD PARKING and to the rear there is mature well-kept garden with decking, patio and lawn. The garage conversion offers spacious flexible accommodation that could be used for a variety.





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. Accuracy is not guaranteed. Any errors, omissions or mis-statement are for illustrative purposes only and should not be relied on as being accurate. Any prospective purchaser, tenant or user of the property should satisfy themselves as to the accuracy of the information given.  
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## 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

Front door to:

### Entrance Hall

Doors to lounge, kitchen, WC and stairs to first floor.

### Lounge 17'2" x 11'0"

UPVC Double glazed window, radiator, wood flooring , opening to

### Dining Room 14'11" x 10'11"

UPVC window, Radiator, wood flooring, patio doors to rear.

### Kitchen 13'5" x 12'2"

Fitted wall and base units with worktops over, sink and drainer, NEFF fitted hob and oven, integral NEFF fridge and integral washing machine, UPVC double glazed window, door to rear, carmine flooring and radiator.

### WC

low level WC, hand wash basin, UPVC double glazed window.

### First Floor Landing

Doors to Bedrooms, One, Two, bathroom and opening to Bedroom Three.

### Bedroom One 10'11" x 8'11"

UPVC double glazed window, radiator, built in cupboard and wood flooring.

### Bedroom Two 9'9" x 9'0"

UPVC Double glazed window, radiator, cupboard and wood flooring.

### Bedroom Three 7'10" x 8'0"

UPVC window, radiator and wood flooring.

### Bathroom

Low level WC, handwash basin, Bath with shower over, Heated towel rail.

### Outside Front

Shingled driveway providing off road parking.

### Outside Rear

Timber decking area leading to a lawned garden, two 10x8 timber sheds, mature shrubs and plants, further patio to the rear.

### Gym/Office 43'11" x 13'4"

UPVC windows, laminate flooring. Fully working heat and air con unit.

### Local Authority

Norwich City Council - Tax Band C

### Tenure

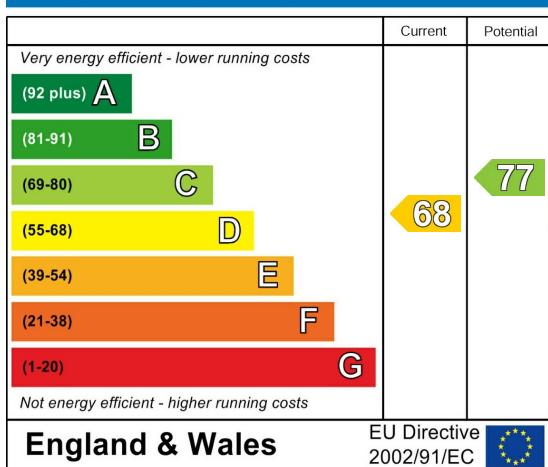
Freehold

### Utilities

Ultra fast Broadband Available.  
Mains Gas, Electric and Water.



### Energy Efficiency Rating



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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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