







89 Waddington Street I I Norwich I NR2 4JX

£220,000

CHARMING TERRACE WITHIN WALKING DISTANCE TO THE CITY CENTRE Gilson Bailey are delighted to offer this attractive and well-proportioned, two bedroom mid-terrace house, ideally positioned within the highly sought-after NR2 area of Norwich. Offering comfortable and practical accommodation with plenty of potential to make your own, this charming property presents a fantastic opportunity for first-time buyers looking to get onto the property ladder in one of Norwich's most desirable residential locations. The ground floor comprises a comfortable and inviting lounge, providing a lovely space for relaxing and unwinding, alongside a separate dining room ideal for everyday meals and entertaining, a fitted kitchen, utility space and convenient ground floor WC. Upstairs, the property offers two well-proportioned bedrooms, both accessed off landing, with one bedroom enjoying the added benefit of its own en-suite bathroom, providing extra comfort and convenience. Outside, there is a small front garden, while to the rear is the particular advantage of a non-bisected garden, offering a pleasant and accessible outdoor space for relaxing, gardening or entertaining during the warmer months. A further highlight is the large brick-built storage shed, providing excellent additional storage or potential for a variety of practical uses. Further benefits include double glazing and gas heating. Combining two bedrooms, versatile living accommodation, a desirable non-bisected rear garden and useful brick-built storage in a popular NR2 location, this appealing property would make a fantastic first-time purchase, so be quick to book a viewing.

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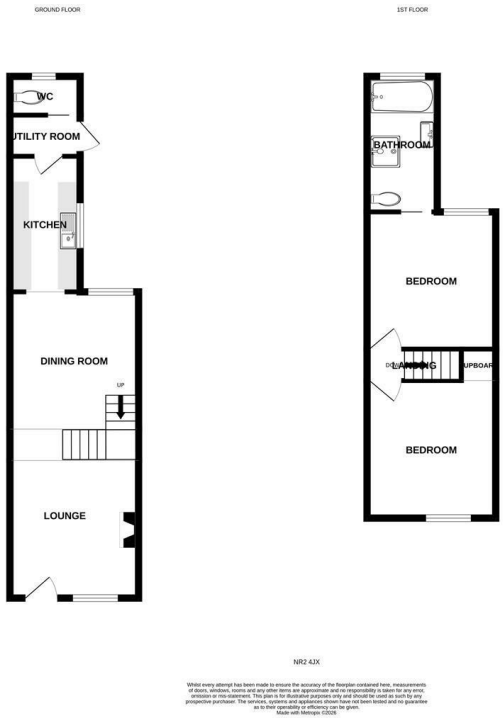

Location
Waddington Street is situated close by to many local amenities including schooling, popular pubs, shops, restaurants and supermarkets and has great public transport links to and from the city centre. There is also good access to the University of East Anglia, Norfolk & Norwich University Hospital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

Accommodation Comprises
Front door to:

Lounge 1414'0" x 11'3"
Double glazed window, radiator, fireplace.

Dining Room 11'3" x 10'7"
Double glazed window, radiator, stairs to first floor.

Kitchen 10'11" x 5'11"
Fitted wall and base units with worktops over, sink and drainer, space for cooker and fridge/freezer, double glazed window, boiler.

Utility 4'9" x 3'4"
Space for washing machine, door to side.

WC 5'10" x 2'9"
Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing
Doors to two bedrooms.

Bedroom One 11'3" x 10'7"
Double glazed window, radiator.

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

Bathroom 8'3" x 6'0"
Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front
Small garden with mature plants and shrubs with path to front door.

Outside Rear
Non-bisected paved garden with mature plants and shrubs, large storage shed, enclosed by timber fencing.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Freehold

Utilities
Fibre to the property.
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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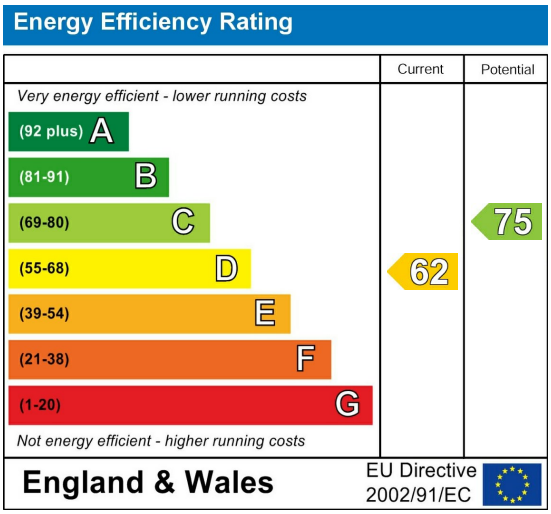

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.