



122 Beaconsfield Road | | Norwich | NR3 4PP

Guide Price £230,000

****GUIDE PRICE £230,000 - £240,000 RENOVATED OVER PASSAGE NR3 TERRACE****

Gilson Bailey are delighted to offer this beautifully renovated, three bedroom, over-passage, mid terrace house situated in the ever-popular NR3 area of Norwich, just a short distance from the City Centre and its excellent range of amenities. Combining stylish modern finishes with the character and charm expected from a traditional terrace, this superb home offers spacious, light-filled accommodation throughout. The ground floor comprises an inviting lounge, separate dining room, contemporary fitted kitchen and a modern family bathroom. Upstairs, the over-passage design provides three well proportioned bedrooms, all accessed from the landing, creating a practical and desirable layout. Outside, the property benefits from a low maintenance front garden and a generous bisected rear garden, offering excellent outdoor space with plenty of potential to personalise. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain. Whether you're searching for your first home or a ready-to-let investment in one of Norwich's most sought after locations, this exceptional property is sure to impress. Early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not shown to scale and are provided as to their availability or otherwise solely for guide.

Location

Beaconsfield 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:

Lounge 10'9" x 10'7"

Double glazed window, radiator.

Dining Room 10'8" x 10'7"

Double glazed window, radiator, cast iron fireplace.

Kitchen 8'2" x 6'1"

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

Bathroom 5'10" x 5'4"

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

First Floor Landing

Doors to three bedrooms.

Bedroom One 14'8" x 10'6"

Two double glazed windows, radiator.

Bedroom Two 11'9" x 10'9"

Double glazed window, radiator.

Bedroom Three 10'2" x 8'2"

Double glazed window, radiator.

Outside Front

Small low maintenance garden with path to front door.

Outside Rear

Bisected lawned garden enclosed hedging and 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.



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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