







49 Livingstone Street I I Norwich I NR2 4HE

Guide Price £210,000

** GUIDE PRICE £210,000 - £220,000 - OFFERED WITH NO ONWARD CHAIN ** Gilson Bailey are delighted to offer this spacious, three bedroom mid-terrace house, conveniently situated to the west of Norwich within walking distance of the City Centre and offered with the significant advantage of no onward chain. Providing well-proportioned accommodation with plenty of potential, the ground floor comprises a comfortable lounge, separate dining room, fitted kitchen and bathroom. Upstairs, there are two good-sized bedrooms off landing, with bedroom three accessed via bedroom two, providing flexible accommodation to suit a variety of needs. Outside, the property features a low-maintenance front garden, while to the rear is a good-sized, bisected garden, offering plenty of space for gardening, entertaining or simply relaxing outdoors. Further benefits include double glazing and gas heating. Combining three bedrooms, generous outside space, excellent access to Norwich City Centre and a chain-free sale, this appealing home would make a fantastic first-time purchase, so be quick to book a viewing.

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Location
Livingstone Street is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great access to and from the City centre. You are also within easy access to the University of East Anglia, the Norfolk and Norwich University Hospital and Norwich Ring Road.

Accommodation Comprises
Front door to:

Lounge 11'11" x 11'11"
Double glazed window, radiator.

Dining Room 12'0" x 10'0"
Double glazed window, radiator, cupboard.

Kitchen 8'11" x 6'8"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window, door to side.

Bathroom 7'1" x 6'2"
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing
Doors to two bedrooms.

Bedroom One 12'0" x 12'0"
Double glazed window, radiator, cupboard.

Bedroom Two 12'0" x 10'0"
Double glazed window, radiator.

Bedroom Three 8'11" x 6'6"
Double glazed window, radiator.

Outside Front
Low maintenance garden with path to front door.

Outside Rear
Bisected lawned garden, 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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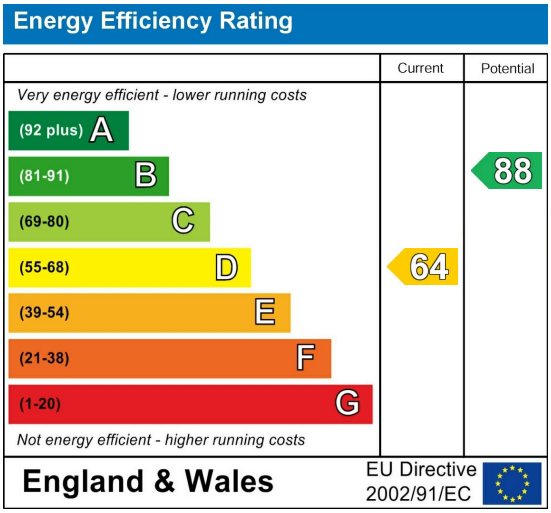












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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