

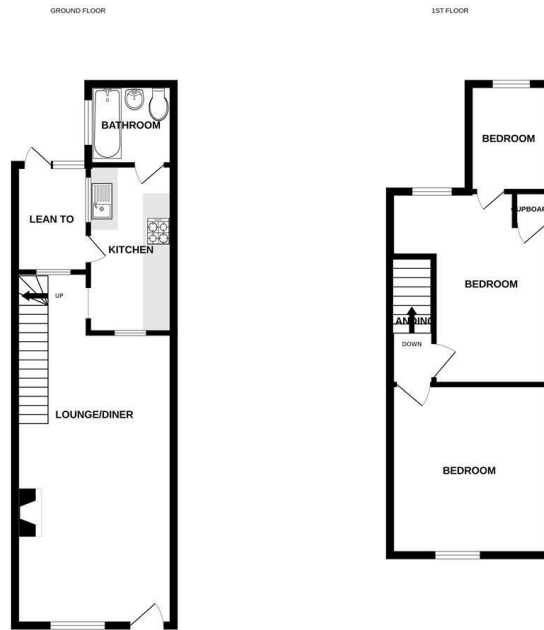


7 Grant Street | | Norwich | NR2 4HA

£250,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to present this beautifully maintained three-bedroom mid-terrace home, perfectly positioned to the west of Norwich and within easy walking distance of the vibrant city centre, making it an ideal first-time purchase or investment opportunity. The property offers well-proportioned and versatile accommodation including an inviting open-plan lounge/diner, fitted kitchen, lean-to and bathroom, with two bedrooms on the first floor and a third bedroom accessed via the second. Outside, there is a low-maintenance front garden and a bisected rear garden, while further benefits include double glazing, gas central heating, excellent condition throughout and the added advantage of no onward chain. A superb home in a highly convenient location—early viewing is strongly recommended to avoid disappointment.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, room and any other items are approximate and not responsible to any party in connection with this statement. This plan is for descriptive purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown here are not intended to be a guarantee as to their availability or efficiency can be given. Made with Metaphor 02/08.

Location

Grant Street is situated a short walk from popular shops, pubs and restaurants with ease of access to the city centre via public transport links. There is good access to the University of East Anglia, Norfolk & Norwich University Hospital and Norwich Ring Road.

Accommodation Comprises

Front door to:

Lounge/Diner 26'0" x 11'9"

Two double glazed windows, two radiators, stairs to first floor.

Kitchen 12'2" x 5'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and freezer, double glazed window, door to side.

Bathroom 5'9" x 5'7"

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

Lean To 7'10" x 5'1"

Space for washing machine and tumble dryer.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'11" x 11'5"

Double glazed window, radiator.

Bedroom Two 14'3" x 8'5"

Double glazed window, radiator, cupboard.

Bedroom Three 7'10" x 5'11"

Double glazed window, radiator.

Outside Front

Small low maintenance garden with steps to front door.

Outside Rear

Bisected lawned garden enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.

Tenure


Freehold

Utilities

Full fibre broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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