



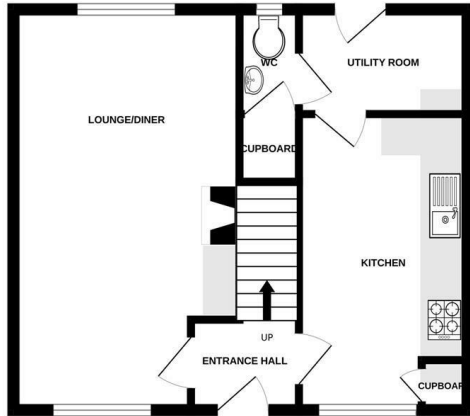
**4 Vancouver Road | | Norwich | NR7 9UJ**

## **Offers In The Region Of £250,000**

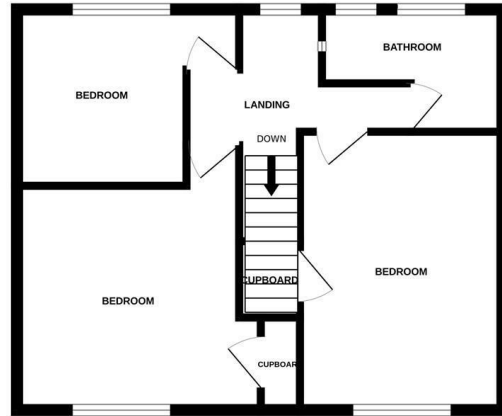
**\*\* RENOVATED HOUSE IDEAL FOR FIRST TIME BUYERS \*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, MID TERRACE HOUSE, OFFERED WITH NO ONWARD CHAIN, situated in the highly sought after Heartsease estate. Accommodation comprising entrance hall, lounge, modern kitchen, utility room and WC to the ground floor. On the first floor there are THREE BEDROOMS and a contemporary bathroom off landing. Outside there is a small front garden offering potential for off road parking like many neighbouring properties (subject to a dropped kerb planning ) and to the rear there is a large mainly lawned rear garden. The house benefits from double glazing, gas central heating and is in good condition throughout. The property would make a great first time purchase and family home so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



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 and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Location

Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

### Accommodation Comprises

Door to

#### Kitchen 14'2" x 8'1"

Double glazed window, fitted wall and base units with worktops over, Single sink and drainer, space for dishwasher, cooker and fridge freezer, radiator

#### Utility

Door to rear garden, cupboard housing gas boiler and space for washing machine and dryer

#### Cloakroom

Frosted window to rear, low level wc, wash basin, heated towel rail and understairs storage cupboard.

#### Lounge 19'4" x 8'7"

Double glazed window to front and rear, 2 radiators

#### Bedroom One 12'4" x 10'11"

Double glazed window, radiator, built in wardrobe

#### Bedroom Two 13'7" x 9'11"

Double glazed window, radiator, built in cupboard

#### Bedroom Three 8'2"x 8'2"

Double glazed window, radiator.

#### Bathroom

Two frosted double glazed windows, low level wc, wash basin, bath with shower over, heated towel rail.

#### Outside

Large rear garden mainly lawned enclosed by timber fencing, patio to rear and timber shed.

### Local Authority

Norwich City Council - Tax Band B

### Tenure

Freehold

### Utilities


Fibre to Property  
Mains gas, water and electricity

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**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.