



**6 Ashby Street | | Norwich | NR1 3PU**

**£240,000**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to present this charming three-bedroom mid-terrace home, ideally positioned to the south of Norwich and within easy walking distance of the vibrant city centre. Brimming with potential, the property offers well-proportioned accommodation including a welcoming lounge, separate dining room, fitted kitchen and ground-floor bathroom, with two bedrooms and a WC on the first floor and a versatile third bedroom accessed via the second. Outside, a low-maintenance front garden and a non-bisected rear garden provide pleasant outdoor space, while double glazing and gas central heating ensure comfort throughout. Offered with no onward chain, this attractive home represents a fantastic opportunity for first-time buyers and investors alike—early viewing is highly recommended to fully appreciate all that is on offer.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, walls and any other items are approximate and no responsibility is taken for any mis-precision or mis-statement. This plan is for descriptive purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their condition or efficiency can be given.  
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### Location

Ashby Street can be found to the south of the City centre, close by to many local amenities including schooling, shops, pubs, restaurants and supermarkets. You are within walking distance to Norwich bus station and Chapel Field gardens with ease of access to Norwich train station, Riverside Development, Norwich Ring Road and the A47 southern bypass, A11 and A140.

### Accommodation Comprises

Front door to:

#### Lounge 12'2" x 11'10"

Double glazed window, radiator, cast iron fireplace.

#### Dining Room 13'1" x 11'10"

Double glazed window, radiator, large storage cupboard, stairs to first floor.

#### Kitchen 12'0" x 7'4"

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

#### Bathroom 7'8" x 6'0"

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

### First Floor Landing

Doors to two bedrooms and WC.

#### Bedroom One 11'10" x 11'2"

Double glazed window, radiator.

#### Bedroom Two 11'10" x 10'9"

Double glazed window, radiator.

#### Bedroom Three 12'1" x 7'1"

Double glazed window, radiator.

### WC

Low level WC.

### Outside Front

Low maintenance garden with path to front door.

### Outside Rear

Non-bisected paved garden enclosed by timber fencing with rear gate access.

### 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.

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