







# 28 Lawson Road I I Norwich I NR3 4LF

## Offers In Excess Of £190,000

** LARGE REAR GARDEN OFFERED WITH NO ONWARD CHAIN ** Gilson Bailey are delighted to offer this two bedroom porch entrance mid-terrace house, ideally positioned within the highly sought-after NR3 area of Norwich and within walking distance of the City Centre. Offered with the welcome advantage of no onward chain, this appealing home provides comfortable and practical accommodation, making it an excellent opportunity for first-time buyers looking to get onto the property ladder. The ground floor comprises an entrance porch leading into a comfortable and inviting lounge, fitted kitchen, useful lean-to and modern shower room, while upstairs there are two well-proportioned bedrooms off landing, providing a convenient and functional layout. Outside, the property benefits from a small low-maintenance front garden, while to the rear is a large, mature and bisected garden, offering an excellent amount of outdoor space for gardening, entertaining or simply relaxing and enjoying the warmer months. Further benefits include double glazing and gas heating. Combining two bedrooms, generous outside space, a modern shower room and a desirable NR3 location close to Norwich City Centre, this chain-free property would make a fantastic first-time purchase, so be quick to book a viewing.

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## Accommodation Comprises
Front door to:

## Entrance Porch
Further door to:

## Lounge 11'8" x 11'3"
Double glazed window, radiator.

## Kitchen 11'8" x 11'1"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, single glazed window, radiator.

## Shower Room
Walk-in shower, low level WC, hand wash basin, heated towel rail, frosted window.

## Lean To 9'10" x 3'6"

## First Floor Landing
Pine doors to bedrooms one and two.

## Bedroom One 11'8" x 11'5"
Double glazed window, radiator, built in wardrobes.

## Bedroom Two 10'0" x 9'8"
Double glazed window, radiator.

## Front Garden
Small low maintenance garden enclosed by hedging with path to front door.

## Rear Garden
Bisected garden of approximately 100' (sts) with patio and large shed, leading to lawned garden with a further elevated patio to the far end of the garden. The garden enjoys a high degree of privacy and is enclosed by a mixture of hedging, shrubs and trees.

## Local Authority
Norwich City Council, Tax Band A.

## 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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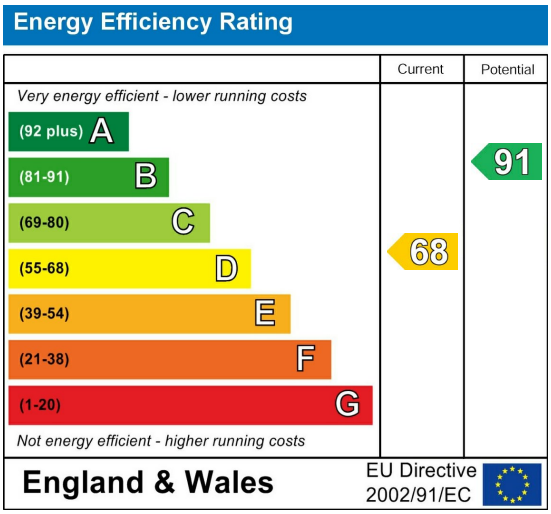













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## Tenure

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.