

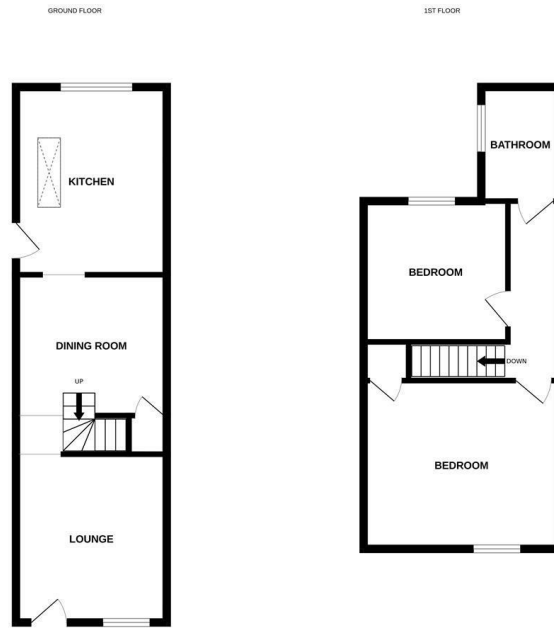


**9 Rackham Road | | Norwich | NR3 3JQ**

**£240,000**

**\*\*OVER PASSAGE TERRACE WITH POTENTIAL OFF ROAD PARKING TO THE REAR\*\*** Gilson Bailey are delighted to present this well-presented and spacious two-bedroom over-the-passage mid-terrace home, ideally located in the highly sought-after NR3 area of Norwich and offered with no onward chain. The property features a lounge, separate dining room and an extended modern kitchen, with two bedrooms and a stylish bathroom on the first floor. Outside, there is a low-maintenance front garden and a generous bisected rear garden with large rear gates providing potential off-road parking accessed via Boston Street. Benefiting from double glazing and gas central heating, this attractive home would make an excellent first-time purchase or buy-to-let investment—early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, boundaries, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The purchaser is advised to verify all details and measurements before entering into any contract. Measurements are to the internal face of walls unless otherwise stated. Plans are not to scale.

## Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road and NDR.

## Accommodation Comprises

Front door to:

### Lounge 11'11" x 10'7"

Double glazed window, radiator.

### Dining Room 10'7" x 9'10"

Radiator, storage cupboard, stairs to first floor.

### Kitchen 13'2" x 10'0"

Fitted wall and base units with worktops over, sink and drainer, Range cooker, integrated fridge/freezer and washing machine, double glazed window, radiator, door to side.

## First Floor Landing

Doors to two bedrooms and bathroom.

### Bedroom One 13'9" x 11'10"

Double glazed window, radiator, storage cupboard.

### Bedroom Two 10'2" x 9'11"

Double glazed window, radiator.

### Bathroom 7'10" x 5'6"

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

## Outside Front

Small low maintenance garden enclosed by brick walling with path to front door.

## Outside Rear

Bisected rear garden with lawn, patio seating area, mature plants and shrubs and rear gate access providing potential off road parking.

## Local Authority

Norwich City Council, Tax Band A.

## 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>87</b>                                                                           |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | <b>62</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<br>2002/91/EC |  |

### Local Authority

Norwich City Council, Tax Band A

### 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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