



30 Cowgate | | Norwich | NR3 1SY

Guide Price £175,000

****GUIDE PRICE £175,000 - £185,000 NR3 TERRACE WITHIN SHORT WALKING DISTANCE TO THE CITY CENTRE**** Gilson Bailey are delighted to offer this well-proportioned, three bedroom mid-terrace house, ideally positioned within the highly sought-after NR3 area of Norwich on the edge of the City Centre, making it perfectly placed for easy access to everything central Norwich has to offer. The ground floor comprises a welcoming dining room, comfortable lounge, fitted kitchen and modern bathroom, providing a practical and appealing layout for everyday living. Upstairs, there are two good-sized bedrooms off landing, with bedroom three accessed via bedroom two, offering useful flexibility for a home office, nursery or guest room. Outside, the property benefits from a small enclosed courtyard garden, providing a low-maintenance space to sit and relax outdoors. Further benefits include double glazing and gas heating. Combining three bedrooms, a modern bathroom and an excellent NR3 location within easy reach of the City Centre, this appealing home would make an excellent first-time purchase, so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative 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 is given for their condition or efficiency. Contact the agent for more information.

Location

Cowgate is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath, NDR and the Norwich Ring Road.

Accommodation Comprises

Front door to:

Dining Room 14'2" x 9'10"

Double glazed window, radiator, cast iron fireplace.

Lounge 14'4" x 9'10"

Patio doors, cast iron fireplace, stairs to first floor.

Kitchen 8'11" x 6'0"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window.

Bathroom 6'2" x 5'11"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 14'7" x 9'10"

Double glazed window, radiator.

Bedroom Two 11'5" x 9'11"

Double glazed window, radiator.

Bedroom Three 8'11" x 5'10"

Double glazed window, radiator.

Outside

On street permit parking to the front and a enclosed rear courtyard garden.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold

Utilities

Fibre to the cabinet.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(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 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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