



## 8 Guernsey Road

, Norwich, NR3 1JJ

**Guide price £200,000**



A premium location in the North City which is perfect for walking to work and close to lots of local shops and amenities. The property itself has a Porch Entrance, Two good double Bedrooms, modern Kitchen and Family Bathroom, all off landing, an enclosed private Courtyard Garden and on street permit parking. It is in A1 internal condition and ready to move into with Vacant Possession and NO CHAIN. Call us now for a viewing and see for yourself how good this property really is compared to others.



Full Description

Langford Estates is pleased to present this charming Porch Entrance North City Terrace in a great location, which is ready to move into and will be CHAIN FREE. There is also an additional boarded loft room with velux, which could be an ideal work space.

Porch Entrance

Ideal area for shoes and coats with internal door to lounge.

Reception Room

A good sized room with cornice, feature fireplace, radiator, pendant light, upvc window with blind and neutral decoration.

Hall and Stairs

Carpeted stairs with panel wood door to:

Back Reception Room

Feature cast iron fireplace, carpet, cupboard under-stairs for storage, Upvc window, radiator, light pendant, neutral decoration and door to Kitchen.

Kitchen

Large wide galley Kitchen with good range of Shaker style wall/base units, ceramic electric integrated hob and oven, stainless steel chimney extractor, space for fridge freeze/washing machine and dishwasher, ceiling light, vinyl flooring and splash back tiling to worktop.

Landing with doors leading to:

Bedroom One (facing front)

A double bedroom with neutral carpet, Upvc window with blind, neutral carpet, neutral decoration and wood panel second door to back hallway.

Hallway

Loft access with pendant light, carpet and neutral decoration.

Loft Room

Not offered as an official room but it has a wood drop down set step ladder, velux window and is boarded out so ideal for storage.

Second Bedroom (facing back) from Hallway

Again a double bedroom with neutral carpet, Upvc window with blind, neutral carpet, neutral decoration and second wood panel door back to stairs.

Family Bathroom

Large Bathroom found off the Hallway with white modern suite with splash back tiling, Upvc window with blind, electric shower over the bath with screen, chrome towel rail, down lights and vinyl flooring.

Outside Back

Enclosed non-bisected West facing Courtyard garden ideal for BBQ's.

Outside Front

Well maintained private garden to street with Permit Parking.

Agents Notes

The property is currently tenanted but will be offered Chain Free.

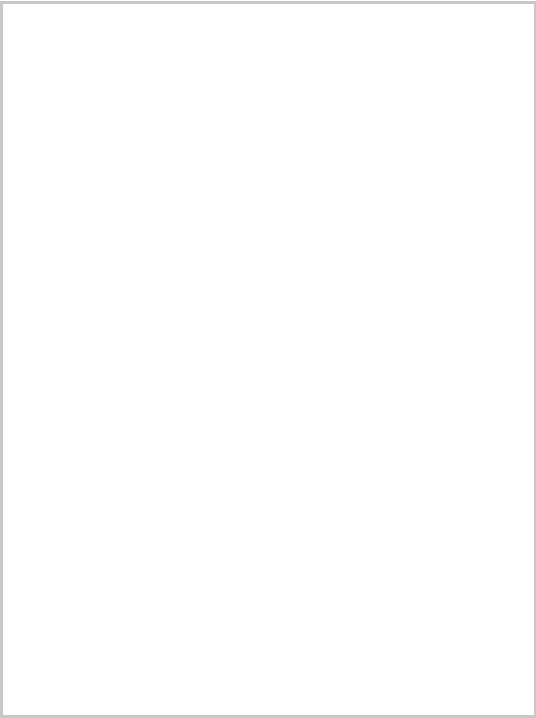
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Area Map



Floor Plans



Energy Efficiency Graph

