

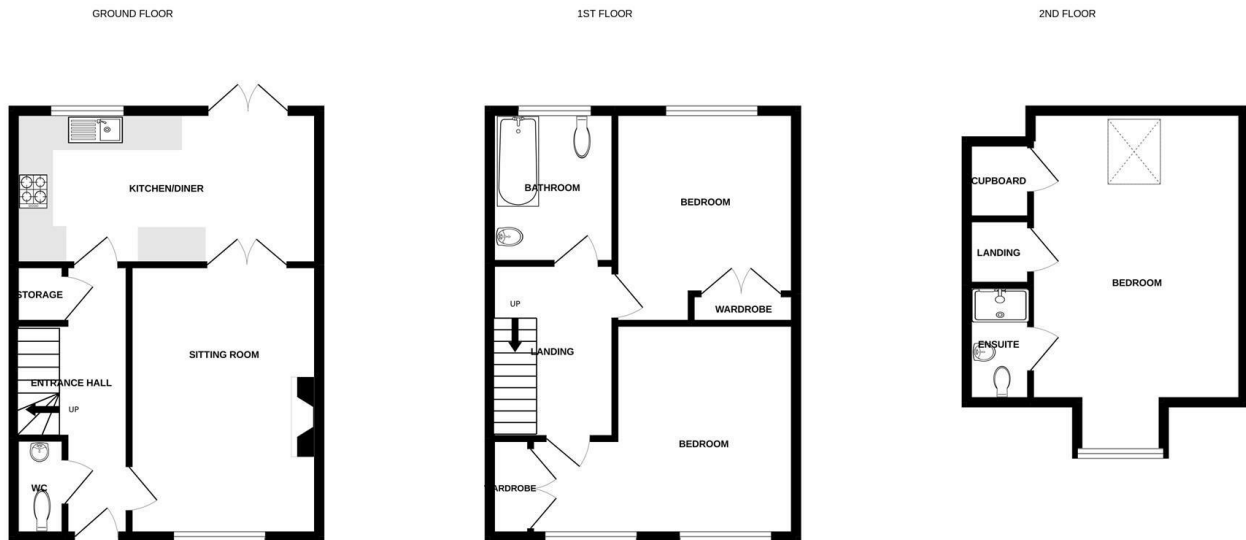


21 Bromedale Avenue | Mulbarton | Norwich | NR14

Offers In Excess Of £275,000

****MODERN THREE STOREY TOWNHOUSE WITH A GARAGE AND OFF ROAD PARKING**** Gilson Bailey are delighted to offer this **SPACIOUS, THREE BEDROOM, THREE STOREY, END TERRACE** located in the sought after village of Mulbarton. Accommodation comprising **ENTRANCE HALL, LOUNGE, KITCHEN/DINER and WC** to the ground floor. On the first floor there are **TWO BEDROOMS** and a **BATHROOM** off landing and to the second floor there is a further **BEDROOM** with an **EN-SUITE SHOWER ROOM**. Outside there is an **ENCLOSED REAR GARDEN** and **EN-BLOC GARAGE** with parking in front. The house benefits from **DOUBLE GLAZING, GAS HEATING** and is in **GREAT CONDITION** THROUGHOUT. The property would make an excellent family home so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Mulbarton is a highly sought-after village situated south of the historic Cathedral City of Norwich. The village has a primary school, the popular Worlds End public house, a social club, mini supermarket and convenience store, fish shop and take-away. In the centre of the village is a large common with pond neighbouring the local church. There are good public transport links to the City centre and excellent links to the A11 and A47 Southern Bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/diner, WC and stairs to first floor.

Lounge 11'0" x 10'10"

Double glazed window, radiator.

Kitchen/Diner 17'8" x 8'10"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for fridge/freezer, washing machine and dishwasher, double glazed window, radiator.

WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom Two 15'2" x 12'2"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 12'2" x 9'10"

Double glazed window, radiator, built in wardrobe.

Bathroom 8'8" x 7'3"

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

Second Floor Landing

Door to bedroom one.

Bedroom One 17'10" x 10'10"

Double glazed window, radiator, built in wardrobe.

En-Suite 7'11" x 3'10"

Shower cubicle, low level WC, hand wash basin, radiator, extractor fan.

Outside

Patio seating area leading to lawned garden, enclosed by brick walling and fencing with rear gate access.


Local Authority

South Norfolk District Council, Tax Band C.

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

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Tenure

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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.