



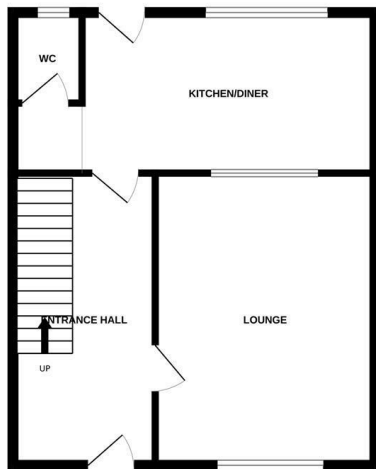
4 Waldemar Park | | Norwich | NR6 6TD

Guide Price £260,000

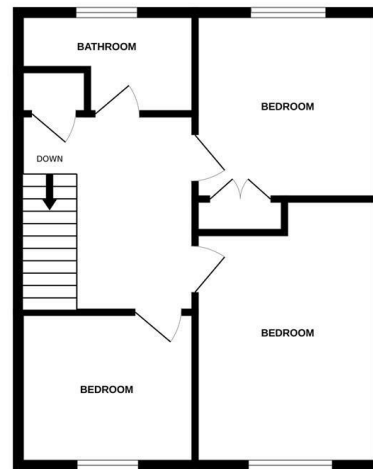
****GUIDE PRICE £260,000 - £270,000 RARELY AVAILABLE LOCATION**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, HALL ENTRANCE, MID TERRACE HOUSE situated in the highly sought after suburb of Hellesdon. Accommodation comprising entrance hall, lounge, MODERN FITTED KITCHEN/DINER and WC to the ground floor. On the first floor there are THREE GOOD SIZED BEDROOMS and a bathroom off landing. Outside there is a well presented front garden and an enclosed rear garden with gate access to an EN-BLOC GARAGE. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make an excellent first time purchase or downsize so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



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

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge 15'10" x 11'10"

Double glazed window, radiator.

Kitchen/Diner 15'0" x 8'9"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, space for fridge/freezer and washing machine, double glazed window, radiator, door to rear.

WC

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'5" x 9'11"

Double glazed window, radiator.

Bedroom Two 10'5" x 9'11"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 9'3" x 8'2"

Double glazed window, radiator.

Bathroom 8'2" x 5'5"

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

Outside Front

Paved garden with mature shrubs and shingled path to front door.

Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, timber shed, rear gate access leading to en-bloc garage.

Local Authority

Broadland District Council, Tax Band B.


Tenure

Freehold

Utilities

Gfast fibre broadband available.
 Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band B

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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