

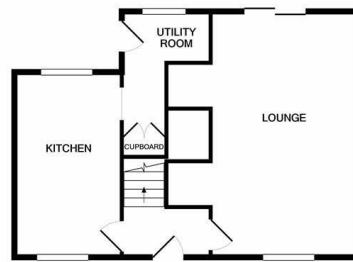


20 Rydal Close | | Norwich | NR5 8LT

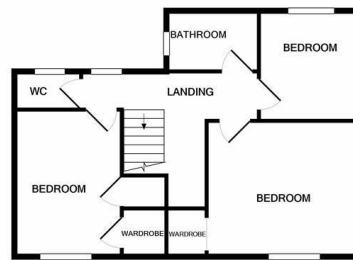
Price Guide £250,000

GUIDE PRICE: £250,000 - £260,000 ****FANTASTIC INVESTMENT OPPORTUNITY CLOSE TO THE UNIVERSITY**** Gilson Bailey are delighted to offer this three bedroom mid terrace house backing onto woodland with accommodation comprising entrance hall, lounge, kitchen and utility area to the ground floor. On the first floor there are three bedrooms, a stylish bathroom and WC off-landing. Outside there is a front driveway providing off-road parking and a good sized, enclosed garden to the rear with brick built storage shed. The house benefits from double glazing, gas fired central heating and would make an excellent buy-to-let investment..





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Accommodation Comprises:

Front door to:

Entrance Hall

With doors to lounge and kitchen, stairs to first floor.

Lounge 20'0" x 12'3"

Double glazed window to front, sliding patio doors to rear, radiator.

Kitchen 15'2" x 8'9"

Fitted wall and base units with work tops over, sink and drainer, space for cooker with extractor over, space for fridge/freezer, double glazed window to front, radiator.

Utility Area 9'1" x 5'8"

Space for washing machine and tumble dryer.

First Floor Landing

With doors to all rooms.

Bedroom One 12'3" x 8'8"

Double glazed window to front, radiator, storage cupboard.

Bedroom Two 12'3" x 11'4"

Double glazed window to front, radiator, storage cupboard.

Bedroom Three 9'3" x 8'5"

Double glazed window to rear, radiator.

Bathroom

Panelled bath with shower over, hand wash basin, radiator, frosted double glazed window to rear.

WC

Low level WC, frosted double glazed window to rear.

Outside - Front

Paved driveway for off-road parking.

Outside - Rear

Patio area, lawned area overlooking woodland, enclosed by timber fencing, brick built storage shed.

Local Authority

Norwich City Council, Tax Band B.


Tenure

Freehold

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(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 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.