



**17 Oak Close | | Norwich | NR5 0PS**

**£210,000**

**\*\*IDEAL FIRST TIME PURCHASE OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this THREE BEDROOM, END TERRACE HOUSE situated in a quiet cul-de-sac in the popular suburb of Costessey. Accommodation comprising entrance hall, lounge, dining room, kitchen and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a low maintenance front garden, enclosed paved rear garden and off road parking for residents. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make a great first time purchase or buy-to-let investment as the current tenant wishes to stay.



### Location

Costessey can be found to the west of Norwich with a selection of amenities including good primary and secondary schooling, selection of shops, popular local pubs and restaurants, also good access to the University of East Anglia, University Hospital, A47 Southern Bypass and good public transport links in and out of the city centre.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to dining room, WC and stairs to first floor.

#### Lounge 17'8" x 12'4"

Door to rear, double glazed windows, radiator.

#### Dining Room 14'4" x 8'1"

Radiator, open access to:

#### Kitchen 11'5" x 7'1"

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

#### WC

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

#### First Floor Landing

Doors to three bedrooms and bathroom.

#### Bedroom One 16'7" x 8'10"

Double glazed window, radiator.

#### Bedroom Two 13'6" x 8'5"

Double glazed window, radiator.

#### Bedroom Three 11'6" x 11'6"

Double glazed window, radiator.

#### Bathroom 8'0" x 5'6"

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

#### Outside Front

Lawned garden enclosed by hedging with path to front door, off road residents parking.

#### Outside Rear

Paved garden enclosed by fencing with rear gate access.

#### Local Authority

South Norfolk District Council, Tax Band B.


#### Tenure

Freehold

#### Utilities

Superfast fibre broadband available.  
Mains water and electric.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.

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