



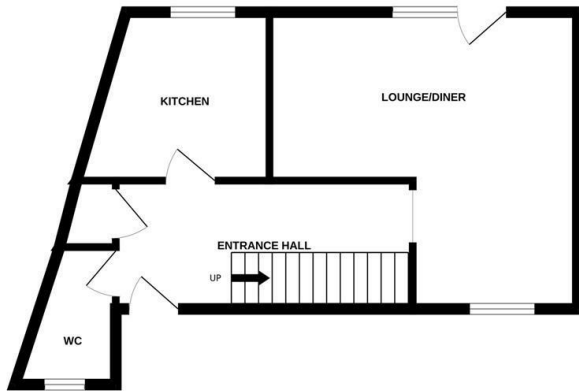
31 Gipsy Close | | Norwich | NR5 8BA

Guide Price £270,000

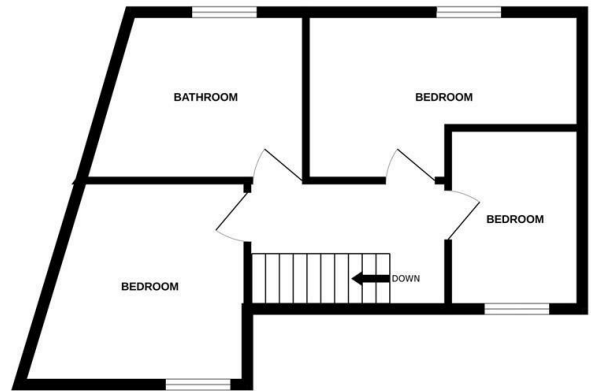
****GUIDE PRICE £270,000 - £290,000 SEMI DETACHED HOUSE WITH OFF ROAD PARKING CLOSE BY TO THE UNIVERSITY**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, SEMI DETACHED HOUSE tucked away to the west of Norwich. Accommodation comprising entrance hall, lounge/diner, kitchen and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a good sized, landscaped front garden and an enclosed rear garden with access to OFF ROAD PARKING SPACE. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make an excellent first time purchase or buy-to-let investment 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

Gypsy Close is close by to many local amenities including schooling, popular local shops, supermarkets, pubs and restaurants with good access to and from the City Centre and ease of access to both the University of East Anglia and Norfolk and Norwich University Hospital. There is also easy access to the Norwich Ring Road, A47 southern bypass with links to the A11 and A140 and Longwater Retail Park.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge/Diner 15'7" x 15'4"

Two double glazed window, two radiators, door to rear.

Kitchen 8'7" x 8'7"

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

WC 8'10" x 3'8"

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 14'3" x 8'1"

Double glazed window, radiator.

Bedroom Two 14'11" x 8'7"

Double glazed window, radiator.

Bedroom Three 9'6" x 6'10"

Double glazed window, radiator.

Bathroom 9'2" x 7'11"

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

Outside Front

Good sized garden enclosed by hedging and fencing with path to front door.

Outside Rear

Patio seating area, shingled garden, enclosed by fencing with rear gate access to off road parking space and side access to purpose built 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		87
(69-80) C	75	
(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

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.