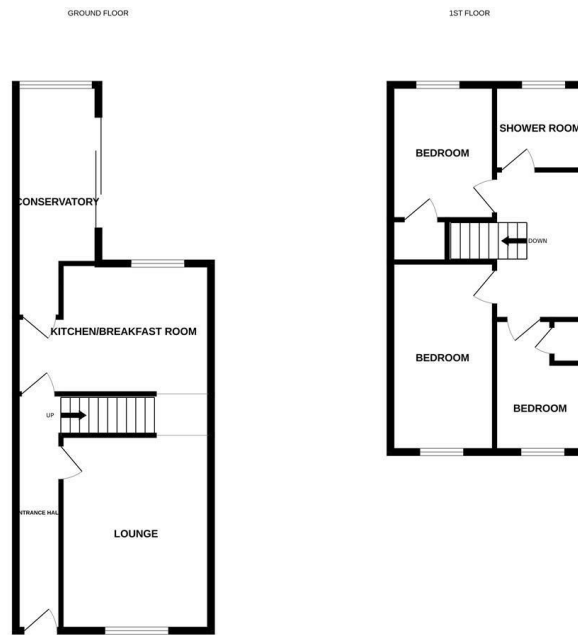


**16 Colls Road | | Norwich | NR7 9QE**

**£240,000**

**\*\*CALLING ALL FIRST TIME BUYERS\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, THREE BEDROOM, MID TERRACE HOUSE situated in the highly sought after Heartsease estate to the north/east of Norwich. Accommodation comprising entrance hall, lounge, kitchen/breakfast room and conservatory to the ground floor. On the first floor there are THREE BEDROOMS and a shower room off landing. Outside there is a a shingled front garden and an enclosed rear garden with rear gate access. The house benefits from double glazing, gas heating and has been modernised throughout to a high standard by the current vendors. The property would make a great first time purchase so be quick to book a viewing.





While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of floor, window, doors 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 not be used as such by any prospective purchaser. The services, fixtures and fittings shown here have not been tested and no guarantee, as to their availability or efficiency can be given.  
Made with MyPlan 2024

## Location

Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, kitchen/breakfast room and stairs to first floor.

### Lounge 14'8" x 11'5"

Double glazed window, radiator.

### Kitchen/Breakfast Room 14'11" x 14'2"

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

### Conservatory 17'7" x 6'4"

Double glazed construction with sliding patio doors to garden.

### First Floor Landing

Doors to three bedrooms and shower room.

### Bedroom One 15'0" x 8'7"

Double glazed window, radiator.

### Bedroom Two 10'11" x 9'1"

Double glazed window, radiator.

### Bedroom Three 12'1" x 6'1"

Double glazed window, radiator.

### Shower Room 7'11" x 5'4"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Outside Front

Shingled garden with the potential for off road parking subject to a dropped curb.

### Outside Rear

Shingled garden enclosed by fencing with rear gate access.

### 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	

### 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.

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