

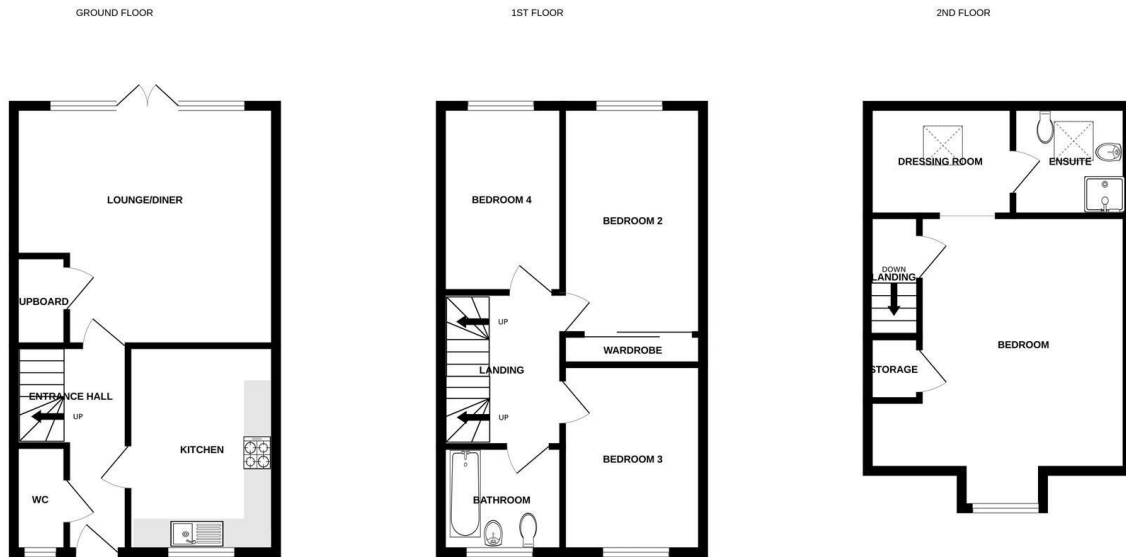


44 Lord Nelson Drive | | Norwich | NR5 0UE

Guide Price £270,000

****GUIDE PRICE £270,000 TO £280,000**THREE STOREY MODERN TOWNHOUSE WITH OFF ROAD PARKING** Gilson Bailey are delighted to offer this WELL PRESENTED, FOUR BEDROOM, THREE STOREY, MID TOWNHOUSE situated in the highly sought after suburb of Costessey close by to the University and Hospital and with great access to the City Centre. 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 and to the second floor there is another bedroom with DRESSING ROOM and EN-SUITE SHOWER ROOM. Outside there is TWO OFF ROAD PARKING SPACES and an enclosed lawned garden with decking and rear gate access. The townhouse benefits from double glazing, gas heating and is in excellent condition throughout. The property would suit a wide array of buyers so be quick to book a viewing.**





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

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

Lounge/Diner 15'10" x 15'6"

Patio doors, two radiators, storage cupboard.

Kitchen 12'4" x 8'10"

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

WC

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

First Floor Landing

Doors to three bedrooms, bathroom and stairs to second floor.

Bedroom Two 13'7" x 8'5"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 11'3" x 8'5"

Double glazed window, radiator.

Bedroom Four 10'4" x 6'9"

Double glazed window, radiator.

Bathroom 6'9" x 6'4"

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

Second Floor Landing

Door to:

Bedroom One 15'6" x 13'11"

Double glazed window, radiator, storage cupboard.

Dressing Room 8'4" x 6'6"

Velux window, radiator.

En-Suite 6'10" x 6'7"

Shower cubicle, low level WC, hand wash basin, radiator, Velux window.

Outside Front

Two off road parking spaces.

Outside Rear

Timber decking leading to lawned garden, enclosed by timber fencing with rear gate access.

Local Authority

South Norfolk District Council, Tax Band C.

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		90
(81-91) B	78	
(69-80) C		
(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

South Norfolk District Council, Tax Band C

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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