

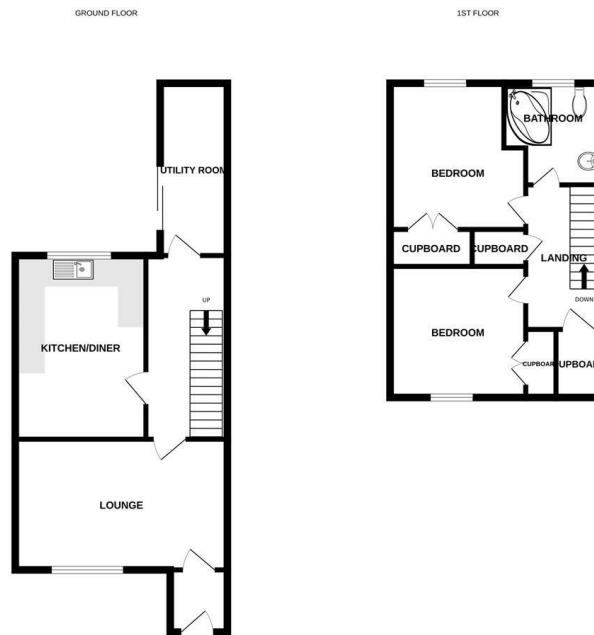


**56 Ormesby Road | Badersfield | Norwich | NR10 5JY**

## **Guide Price £200,000**

GUIDE PRICE £200,000-£210,000\*\*PERFECT FIRST TIME BUY\*\* Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, MID TERRACE HOUSE situated in the quiet area of Badersfield. Accommodation comprising entrance porch, lounge, kitchen/diner and utility room to the ground floor. On the first floor there are TWO BEDROOMS and a bathroom off landing. Outside there are lawned front and rear gardens, an EN-BLOC GARAGE and plenty of on-street parking. The house benefits from double glazing, gas heating, ample storage and is in excellent condition throughout. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown hereon are based on the information as to their availability or otherwise that has been given. Made with Metaphor 12/2014

## Location

Badersfield (formerly known as RAF Coltishall) is a sought after area located around 10 minutes from both North Walsham and Wroxham, popular with families and first time buyers due to its great community spirit, park areas that are brilliant for children and field surroundings ideal for those who enjoy walking. There is a convenience store within walking distance from all the houses, church and short stay school.

## Accommodation Comprises

Front door to:

### Entrance Porch

Door to:

### Lounge 16'6" x 10'0"

Double glazed window, radiator.

### Kitchen/Diner 13'8" x 10'2"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, double glazed window, radiator.

### utility Room 13'5" x 5'2"

Space for fridge/freezer and washing machine, sliding patio doors to garden.

### First Floor Landing

Doors to two bedrooms, bathroom and large storage cupboard.

### Bedroom One 11'5" x 10'5"

Double glazed window, radiator, built in wardrobe.

### Bedroom Two 10'6" x 10'2"

Double glazed window, radiator, built in wardrobe.

### Bathroom 7'11" x 7'7"

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

### Outside Front

Lawned garden with path to front door and one off road parking space.

### Outside Rear

Lawned garden, mature plants and shrubs, enclosed by timber fencing with rear gate access to en-bloc garage.

### Local Authority

North Norfolk District Council, Tax Band A.

### Tenure

Freehold


Service charge- £413 per annum

### 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>87</b>
(69-80) <b>C</b>	<b>69</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	

**Local Authority**

North Norfolk District Council, Tax Band A

**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.

<https://www.gilsonbailey.co.uk>  
 01603764444