



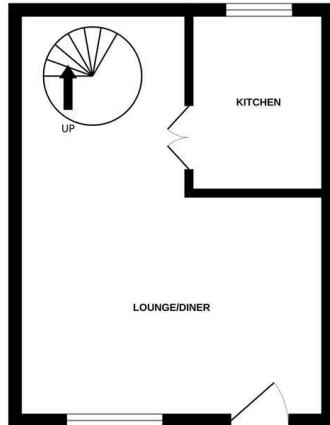
## 24 Mill Croft Close | New Costessey | Norwich | NR5

**£170,000**

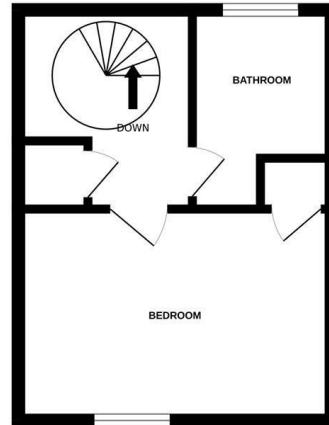
**\*\*A PERFECT FIRST TIME PURCHASE NESTLED IN A QUIET CUL-DE-SAC\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, ONE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after suburb of Costessey. Accommodation comprising lounge/diner and kitchen to the ground floor. On the first floor there is a double bedroom and bathroom. Outside there is a lawned front garden and driveway providing OFF ROAD PARKING that leads to an enclosed lawned rear garden with side gate access. The house benefits from double glazing, gas heating 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.



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

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:

#### Lounge/Diner 17'10" x 13'8"

Double glazed window, radiator, spiral staircase to first floor.

#### Kitchen 7'11" x 6'0"

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

### First Floor Landing

Doors to bedroom, bathroom and storage cupboard.

#### Bedroom 13'8" x 9'4"

Double glazed window, radiator, storage cupboard.

#### Bathroom 8'2" x 6'1"

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

### Outside Front

Lawned garden with mature plants and shrubs, driveway providing off road parking.

### Outside Rear

Lawned garden, timber shed, enclosed by timber fencing with side gate access.

### Local Authority

South Norfolk District Council, Tax Band A.

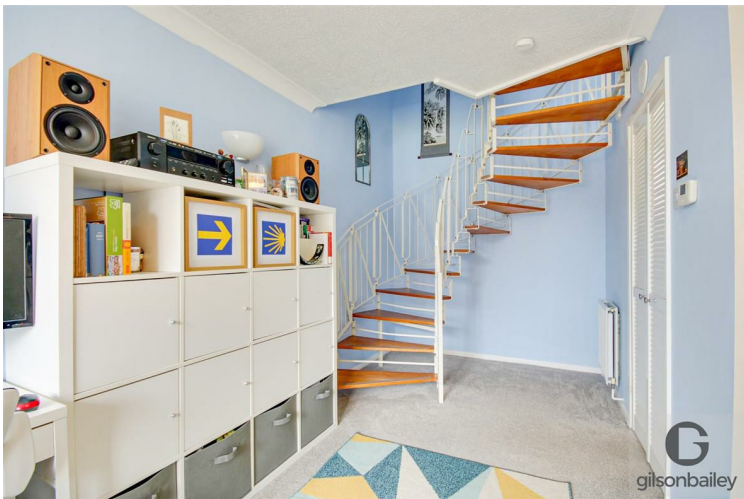
### Tenure


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>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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**

South 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.