



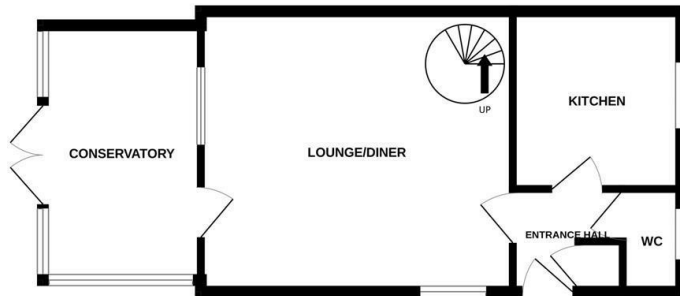
195 Arthurton Road | Spixworth | Norwich | NR10 3QZ

Offers Over £250,000

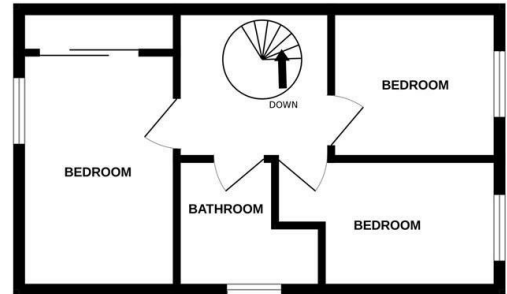
****EXTENDED SEMI DETACHED HOUSE ON A CORNER PLOT**** Gilson Bailey are delighted to offer this EXTENDED, THREE BEDROOM, SEMI DETACHED HOUSE situated on a corner plot in the sought after village of Spixworth. Accommodation comprising entrance hall, lounge/diner, kitchen, conservatory and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a small garden to the front and an enclosed, lawned rear garden with ONE OFF ROAD PARKING SPACE to the side. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make an excellent first time purchase 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.
Made with Metropix ©2024

Location

The popular village of Spixworth is well served by a great selection of local amenities including infant and junior schools, doctor and dentist surgeries, village hall and pub. There are regular public transport links to and from Norwich city centre with ease of access to the NDR and The Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and WC.

Lounge/Diner 15'7" x 14'0"

Two double glazed windows, radiator, spiral staircase to first floor.

Kitchen 7'11" x 8'10"

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

Conservatory 13'6" x 7'10"

Patio doors to garden.

WC

Low level Wc, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'10" x 7'10"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 11'6" x 6'7"

Double glazed window, radiator.

Bedroom Three 8'5" x 7'1"

Double glazed window, radiator.

Bathroom 7'4" x 6'1"

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

Outside Front

Small low maintenance wrap-around garden and one off road parking space.

Outside Rear

Lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band B.


Tenure

Freehold

Utilities

Superfast fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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

Broadland District 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.

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