



## 59 Rosa Close | Spixworth | Norwich | NR10 3NZ

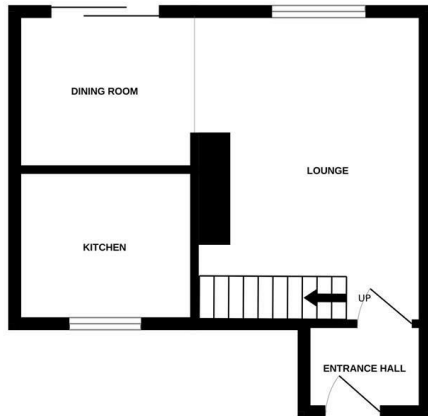
**£107,500**

**\*\*50% SHARED OWNERSHIP PERFECT FOR FIRST TIME BUYERS\*\*** Gilson Bailey are delighted to offer this TWO BEDROOM, SEMI DETACHED HOUSE situated in a quiet cul-de-sac in the highly sought after village of Spixworth. Accommodation comprising entrance hall, lounge, dining room and kitchen to the ground floor. On the first floor there are TWO BEDROOMS and a bathroom off landing. Outside there is a DRIVEWAY to the side providing off road parking leading to a SINGLE GARAGE and an enclosed, lawned rear garden. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property makes the ideal first time purchase so be quick to book a viewing.

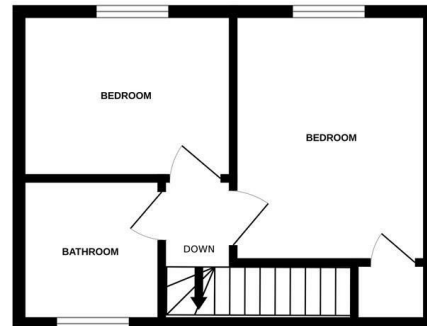
Please note the rent payable for the other 50% share is £248.31 per month and no one is classed as proceedable for a shared ownership property if they earn more than £80,000 as a combined household income annually or own another property.



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

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

Door to:

#### Lounge 14'3" x 10'6"

Double glazed window, radiator, stairs to first floor.

#### Dining Room 8'2" x 6'8"

Sliding patio doors, radiator.

#### Kitchen 8'2" x 7'1"

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

### First Floor Landing

Doors to two bedrooms and bathroom.

#### Bedroom One 10'7" x 8'11"

Double glazed window, radiator, built in wardrobe.

#### Bedroom Two 9'11" x 7'8"

Double glazed window, radiator.

#### Bathroom 6'2" x 5'10"

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

### Outside Front

Shingled driveway providing off road parking leading to a single garage.

### Outside Rear

Lawned garden, mature plants and shrubs, enclosed by timber fencing.

### Local Authority

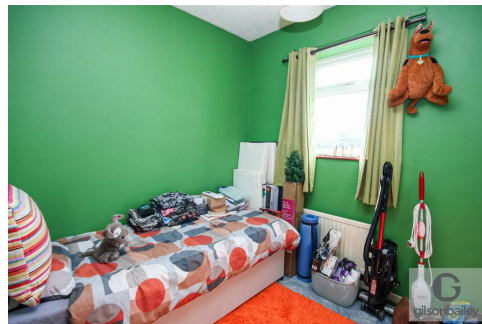
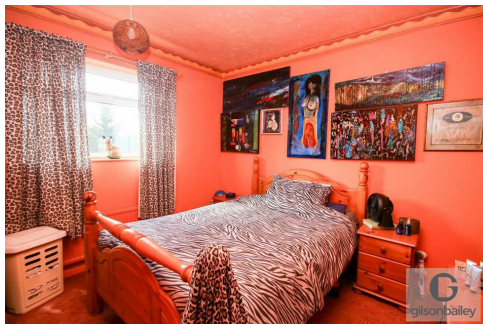
Broadland District Council, Tax Band B.

### Tenure


Leasehold - 125 years from 26 January 1996.

### Utilities

Superfast fibre broadband available.  
Mains water and electric.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	
(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

Broadland District Council, Tax Band B

### Tenure

Leasehold

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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