

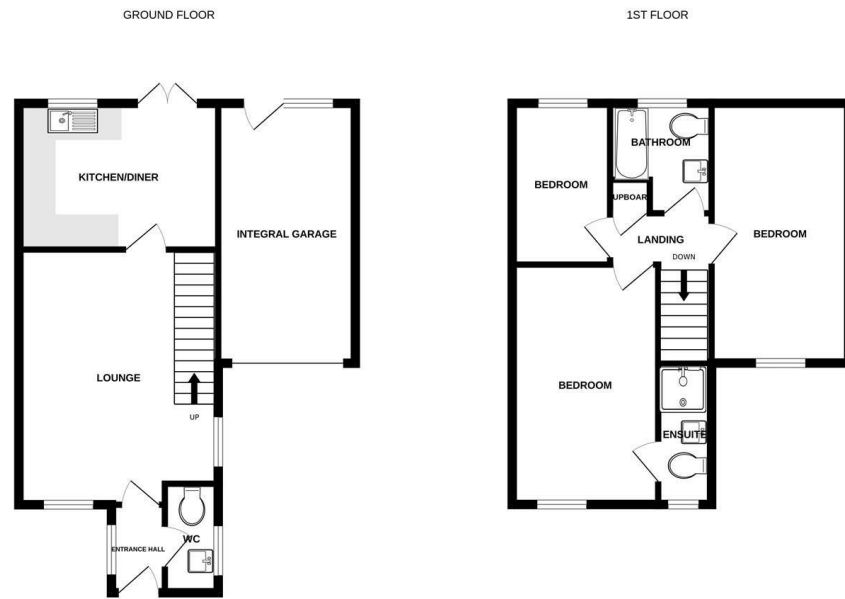


122 Baxter Court | | Norwich | NR3 2ST

£250,000

**\*\*LINK DETACHED HOUSE WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, LINK DETACHED HOUSE situated in a quiet cul-de-sac in the highly sought after NR3 area of Norwich. Accommodation comprising entrance porch, lounge, kitchen/diner and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is OFF ROAD PARKING to the front leading to an INTEGRAL GARAGE with power and lighting. To the rear there is a low maintenance garden with a large shed. The house benefits from double glazing, gas heating, new carpets, redecoration and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road, Norwich international Airport and NDR.

### Accommodation Comprises

Front door to:

#### Entrance Porch

Doors to lounge and WC.

#### Lounge 15'10" x 12'6"

Two double glazed windows, two radiators, stairs to first floor.

#### Kitchen/Diner 12'6" x 10'2"

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, patio doors, radiator.

#### WC

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

#### First Floor Landing

Doors to three bedrooms and bathroom.

#### Bedroom One 14'10" x 9'3"

Double glazed window, radiator.

#### En-Suite 6'3" x 4'1"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Bedroom Two 16'2" x 8'6"

Double glazed window, radiator.

#### Bedroom Three 11'3" x 5'6"

Double glazed window, radiator.

#### Bathroom 7'8" x 6'7"

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

#### Outside Front

Driveway with parking leading to single integral garage with power and lighting.

#### Outside Rear

Brick weave and shingled garden, timber shed, enclosed by timber fencing.

#### Local Authority

Norwich City Council, Tax Band C.

#### 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>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>67</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	

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Norwich City 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.