

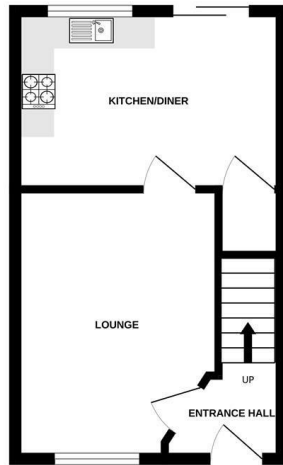
27 Bill Todd Way | Taverham | Norwich | NR8 6GF

Offers In Excess Of £220,000

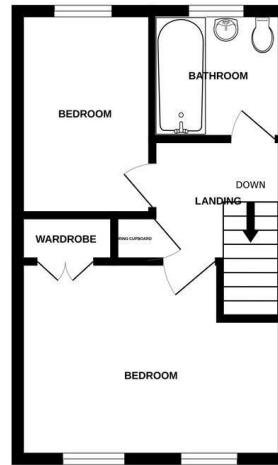
****EXCELLENT FIRST TIME PURCHASE WITH THE POTENTIAL TO EXTEND SUBJECT TO PLANNING**** Gilson Bailey are delighted to offer this TWO BEDROOM, END TERRACE HOUSE situated in a quiet cul-de-sac in the sought after village of Taverham. Accommodation comprising entrance hall, lounge and kitchen/diner to the ground floor. On the first floor there are TWO BEDROOMS and a bathroom off landing. Outside there is a lawned garden to the front and to the side there are TWO OFF ROAD PARKING SPACES and a shingled area offering the potential to extend subject to planning. To the rear there is an enclosed lawned garden with patio area and side gate access. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. 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.
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Location

The village of Taverham is situated to the north west of Norwich within easy reach of a good selection of local amenities which include schooling for all ages, supermarkets, vets, pubs, restaurants and patisserie. Nearby bus stops give you good public transport links in and out of the city centre. You are also within close proximity to the NDR and Norwich ring road.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge and stairs to first floor.

Lounge 12'11" x 9'10"

Double glazed window, radiator.

Kitchen/Diner 12'10" x 8'6"

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, radiator, sliding patio doors, storage cupboard.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 12'11" x 12'9"

Two double glazed windows, radiator, built in wardrobe.

Bedroom Two 9'4" x 6'6"

Double glazed window, radiator.

Bathroom 6'0" x 5'7"

Outside Front

Lawned garden with path to front door and to the side there is a shingled area and two off road parking spaces.

Outside Rear

Patio seating area, 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

Ultrafast full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	70	
(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.