



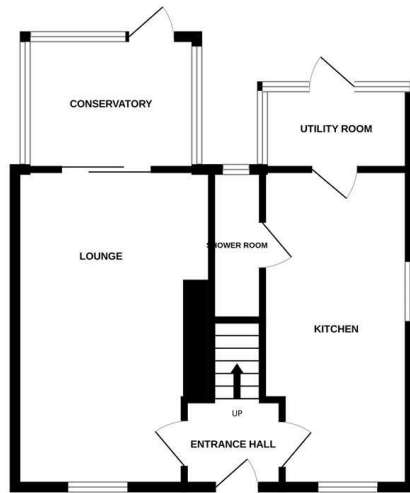
30 Locksley Road | | Norwich | NR4 6LE

Guide Price £240,000

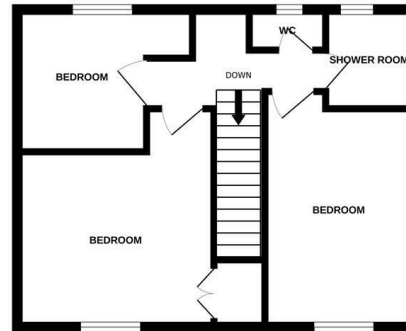
****GUIDE PRICE £240,000 - £245,000 EXTENDED SEMI DETACHED HOUSE ON A GOOD SIZED PLOT IN A QUIET-CUL-DE-SAC**** Gilson Bailey are delighted to offer this SPACIOUS, EXTENDED, THREE BEDROOM, SEMI DETACHED HOUSE situated to the south of Norwich. Accommodation comprising entrance hall, lounge, new modern kitchen, conservatory, shower room and utility room to the ground floor. On the first floor there are THREE BEDROOMS, wet room and WC off landing. Outside to the front there is a shingled garden and OFF ROAD PARKING and to the rear there is a large, enclosed garden with side gate access. The house benefits from double glazing, gas heating, NO ONWARD CHAIN and is in excellent condition throughout. The property would make a great 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 misstatement. 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

Locksley Road is situated close by too many local amenities including schooling, selection of local shops and supermarkets, popular local pubs and restaurants with excellent public transport links to and from the city centre. There is ease of access to the A47 southern bypass, University of East Anglia and the Norfolk and Norwich University Hospital.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen, stairs to first floor, radiator.

Lounge 17'8" x 10'11"

Double glazed window, radiator, sliding patio doors to conservatory.

Kitchen 19'4" x 8'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and dishwasher, two double glazed windows, radiator, door to utility room.

Conservatory 9'7" x 7'4"

Double glazed construction with radiator and French doors to garden.

Shower Room 8'3" x 2'9"

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

Utility Room 9'4" x 4'7"

Radiator, Space for washing machine and tumble dryer.

First Floor Landing

Doors to three bedrooms, shower room and WC.

Bedroom One 12'7" x 10'11"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 13'7" x 8'1"

Double glazed window, radiator.

Bedroom Three 9'8" x 8'2"

Double glazed window, radiator.

Wet Room 5'6" x 4'7"

Walk-in shower, hand wash basin, radiator, frosted double glazed window.

WC

Low level WC, radiator, frosted double glazed window.

Outside Front

Shingled garden enclosed by fencing, path to front door, off road parking.

Outside Rear

Large patio seating area, artificial grass, large shed, enclosed by fencing and hedging with side gate access.

Local Authority

Norwich City 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		84
(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

Norwich City 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.

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