

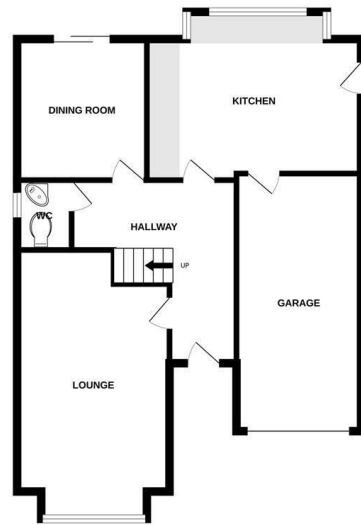
5 Mardle Street | Three Score | Norwich | NR5 9HU

Offers In Excess Of £330,000

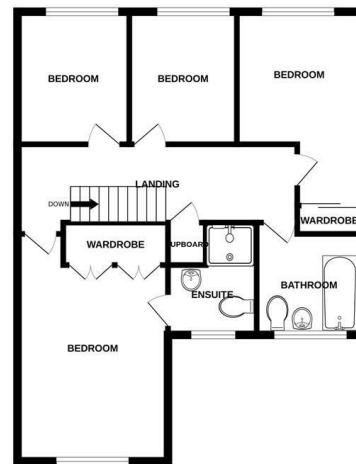
**** SUBSTANTIAL FAMILY HOME OR SUCCESSFUL INVESTMENT OPPORTUNITY**
**** Gilson Bailey are delighted to offer this SPACIOUS, VERSATILE, 4 - 6 BEDROOM (SUBJECT TO PLANNING FOR A GARAGE CONVERSION), DETACHED HOUSE** situated to the west of Norwich close by to the University and Hospital. Accommodation comprising entrance hall, lounge, kitchen, dining room and WC to the ground floor. On the first floor there are four bedrooms and a bathroom off landing with bedroom one having an en-suite shower room. Outside there is a DRIVEWAY 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 would make an excellent investment or family home so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 illustration 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

Mardle Street can be found close to many local amenities including schools, surgery and supermarkets. Norwich Research Park, John Innes Institute, University of East Anglia (UEA), University Hospital and Earlham Park are also on your doorstep. You are one minute walk to the Norwich bus stop. There is easy access to the A47 Southern Bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen, dining room, WC and stairs to stairs to first floor.

Lounge 16'11" x 10'8"

Double glazed window, radiator.

Kitchen 14'10" x 11'11"

Fitted wall and base units with worktops over, sink and drainer, Range cooker, integrated fridge/freezer, washing machine and dishwasher, double glazed windows, radiator.

Dining Room 9'11" x 9'2"

Sliding patio doors, radiator.

WC

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

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 15'4" x 10'9"

Double glazed window, radiator, built in wardrobes.

En-Suite 5'8" x 5'8"

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

Bedroom Two 12'8" x 8'5"

Double glazed window, radiator, built in wardrobes.

Bedroom Three 9'3" x 7'7"

Double glazed window, radiator.

Bedroom Four 9'4" x 7'9"

Double glazed window, radiator.

Bathroom 7'4" x 7'1"

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

Outside Front

Large driveway providing off road parking.

Garage 18'3" x 8'6"

Outside Rear

Lawned garden, timber shed, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band D.

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		83
(69-80) C	68	
(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 D

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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