



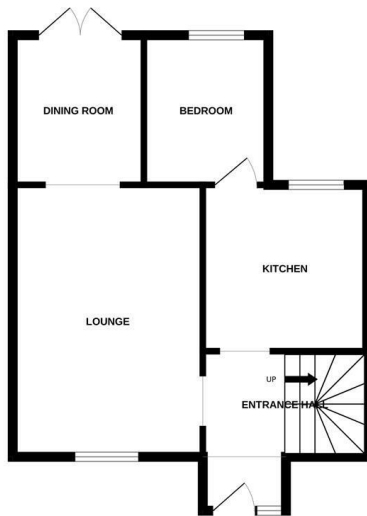
4 St. Pauls Close | | Norwich | NR6 6LL

Offers Over £230,000

****EXCELLENT FIRST TIME PURCHASE OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, THREE BEDROOM, MID TERRACE HOUSE situated in a QUIET CUL-DE-SAC in the sought after suburb of Hellesdon. Accommodation comprising entrance hall, lounge, dining room, kitchen and bedroom to the ground floor. On the first floor there are two bedrooms and a bathroom off landing. Outside there is on street parking to the front and an enclosed lawned garden with timber decking. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. 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 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

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

Lounge 16'2" x 11'4"

Double glazed window, radiator.

Dining Room 8'11" x 7'9"

Patio doors to garden.

Kitchen 9'10" x 9'8"

Fitted wall and base units with worktops over, sink and drainer, Range cooker, space for fridge/freezer and washing machine, double glazed window, radiator.

Bedroom Three 8'11" x 7'3"

Double glazed window, radiator.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 11'5" x 9'8"

Double glazed window, radiator.

Bedroom Two 11'5" x 6'3"

Double glazed window, radiator.

Bathroom 6'8" x 6'3"

Corner bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Shingled garden and on street parking.

Outside Rear

Timber decking, lawned garden, timber shed, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band B.


Tenure

Freehold

Utilities

Superfast broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(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.