



222 Dereham Road | New Costessey | Norwich | NR5

£265,000

****EXTENDED SEMI DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN****

Gilson Bailey are delighted to offer EXTENDED, THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after suburb of Costessey. Accommodation comprising entrance hall, lounge, dining room, kitchen and conservatory to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a FRONT DRIVEWAY providing off road parking leading to a GARAGE and a LARGE, MATURE REAR GARDEN. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The house is in need of modernisation throughout so be quick to book a viewing to appreciate the potential on offer.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchaser. The services, systems and appliances shown here are not shown and no guarantee as to their operation or efficiency can be given. Made with Homestyler (2024)

Location

Costessey can be found to the west of Norwich with a selection of amenities including good primary and secondary schooling, selection of shops, popular local pubs and restaurants, also good access to the University of East Anglia, University Hospital, A47 Southern Bypass and good public transport links in and out of the city centre.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge 13'9" x 10'8"

Double glazed window, radiator.

Dining Room 13'3" x 10'7"

Patio doors, radiator.

Kitchen 9'5" x 6'3"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window, radiator.

Conservatory 16'5" x 9'6"

Double glazed construction with patio doors to garden.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 14'5" x 10'8"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 13'3" x 10'7"

Double glazed window, radiator, storage cupboard.

Bedroom Three 9'5" x 6'3"

Double glazed window, radiator.

Bathroom 7'8" x 6'2"

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

Outside Front

Shingled garden and driveway providing off road parking leading to a single garage.

Outside Rear

Large lawned garden, mature plants and shrubs, enclosed by fencing and hedging.

Local Authority

South Norfolk District Council, Tax Band C.

Tenure


Freehold

Utilities

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	69	
(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	

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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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