

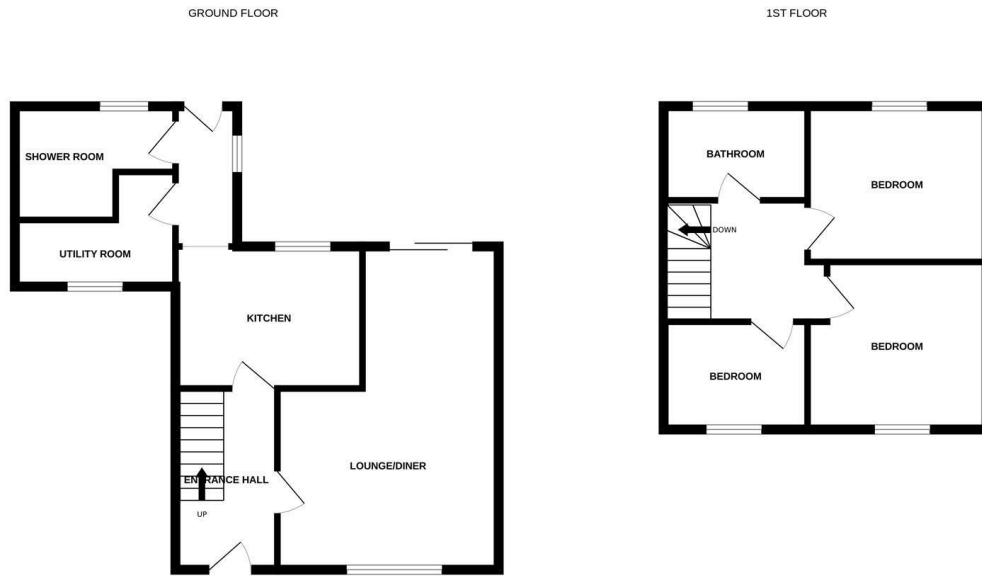


5 The Ridgeway | | Norwich | NR1 4NB

£280,000

****EXTENDED SEMI DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, THREE BEDROOM, SEMI DETACHED HOUSE situated on a CORNER PLOT to the east of Norwich. Accommodation comprising entrance hall, lounge/diner, kitchen, shower room and utility room to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a DRIVEWAY and CARPORT providing off road parking and to the rear there is an enclosed, lawned garden. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase or family home so be quick to book a viewing.





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 property is situated to the east of Norwich close by to a great selection of amenities including schooling, pubs, supermarkets, popular parade of shops on the nearby Plumstead Road, excellent public transport links to and from the city centre and access to Mousehold Heath.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, kitchen and stairs to first floor.

Lounge/Diner 19'3" x 13'1"

Double glazed window, sliding patio doors, radiator.

Kitchen 11'2" x 8'4"

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

Shower Room 9'7" x 6'1"

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

Utility Room 9'6" x 6'10"

Space for washing machine, boiler, double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 10'7" x 9'11"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 11'2" x 8'5"

Double glazed window, radiator, built in wardrobes.

Bedroom Three 9'3" x 7'4"

Double glazed window, radiator.

Bathroom 7'10" x 5'6"

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

Outside Front

Small lawned garden, brick weave driveway and carport providing off road parking.

Outside Rear

Patio seating area, lawned garden, timber shed, enclosed by timber fencing.

Local Authority

Norwich City 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		86
(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

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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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