



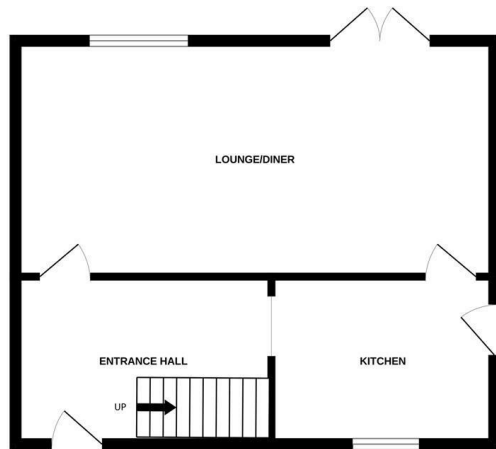
6 Barton Road | Badersfield | Norwich | NR10 5JR

£250,000

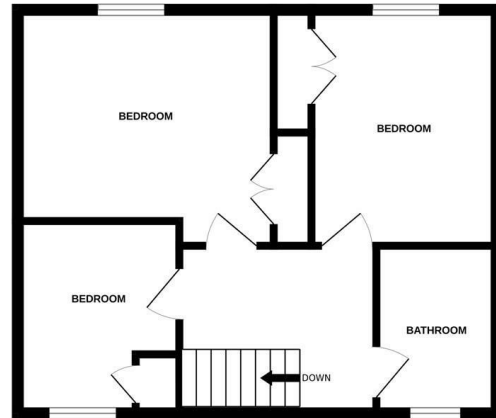
****EXCELLENT FIRST TIME PURCHASE WITH A GARAGE AND OFF ROAD PARKING**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, END TERRACE HOUSE located in a popular Badersfield estate with accommodation comprising entrance hall, lounge/diner and kitchen to the ground floor. On the first floor there are THREE BEDROOMS and a modern bathroom off landing. Outside there is a small lawned garden to the front, enclosed lawned rear garden with rear gate access and an en bloc garage. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase or buy to let investment 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

Badersfield (formerly known as RAF Coltishall) is a sought after area located around 10 minutes from both North Walsham and Wroxham, popular with families and first time buyers due to its great community spirit, park areas that are brilliant for children and field surroundings ideal for those who enjoy walking. There is a convenience store within walking distance from all the houses, church and short stay school.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge/Diner 23'8" x 11'8"

Double glazed window, radiator, patio doors.

Kitchen 11'0" x 8'3"

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'7" x 12'0"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 12'0" x 8'11"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 9'6" x 7'7"

Double glazed window, radiator, cupboard.

Bathroom 7'8" x 4'10"

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

Outside Front

Lawned garden and off road parking space.

Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing with rear gate access.

Local Authority

North Norfolk District Council, Tax Band B.

Tenure

Freehold


Utilities

Fibre to cabinet broadband available.

Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(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

North Norfolk 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.