



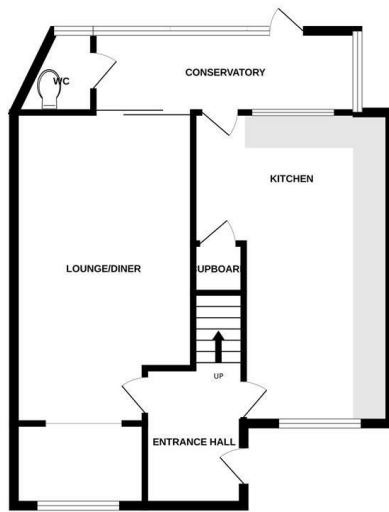
62 Purland Road | | Norwich | NR7 9DZ

£265,000

****RENOVATED AND EXTENDED TERRACE WITH OFF ROAD PARKING**** Gilson Bailey are delighted to offer this STUNNING, EXTENDED, THREE BEDROOM, MID TERRACE HOUSE situated in the sought after Heartsease estate. Accommodation comprising entrance hall, spacious lounge/diner, NEWLY FITTED MODERN KITCHEN, conservatory and WC to the ground floor. On the first floor there are THREE BEDROOMS and a STYLISH SHOWER ROOM off landing. Outside there is a front driveway providing OFF ROAD PARKING and to the rear there is an enclosed, lawned garden with patio seating area. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase so be quick to book a viewing to appreciate the quality on offer.



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

Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge/Diner 24'7" x 10'9"

Double glazed window, sliding patio doors, two radiators.

Kitchen 19'3" x 11'4"

Quality fitted wall and base units with worktops over, sink and drainer, space for Range cooker, washing machine and dishwasher, two double glazed windows, radiator.

Conservatory 15'7" x 5'2"

Space for fridge/freezer and tumble dryer, door to garden.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to three bedrooms and shower room.

Bedroom One 12'6" x 12'1"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 13'6" x 9'11"

Double glazed window, radiator.

Bedroom Three 8'2" x 7'9"

Double glazed window, radiator.

Shower Room 9'7" x 5'5"

Shower cubicle with rainfall shower, low level WC, hand wash basin, heated towel rail, two frosted double glazed windows.

Outside Front

Shingled driveway providing off road parking.

Outside Rear

Patio area leading to lawned garden enclosed by timber fencing with side gate access.

Local Authority

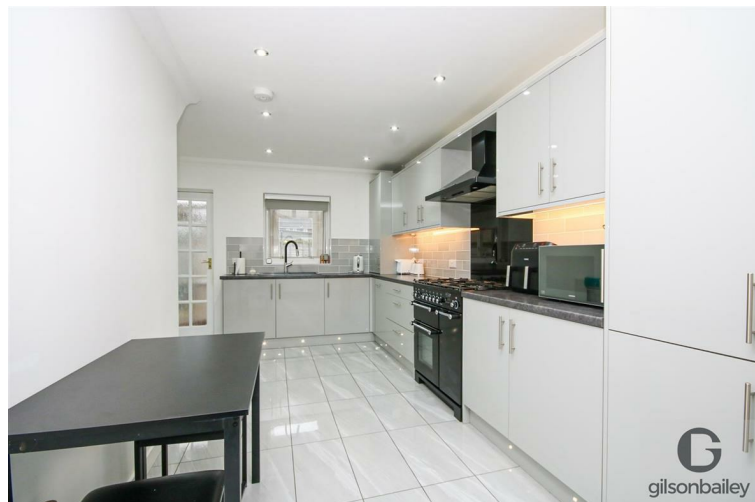
Norwich City Council, Tax Band B.

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		
(69-80) C		
(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 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.

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