



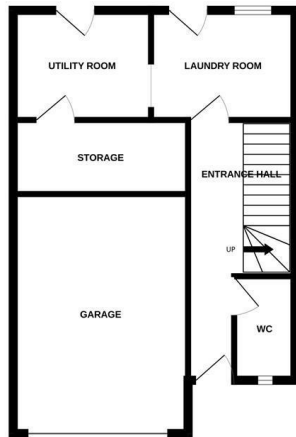
6 Conesford Drive | | Norwich | NR1 2BB

Guide Price £440,000

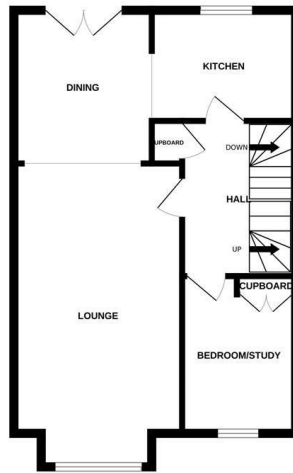
****GUIDE PRICE £440,000 - £450,000**** RARELY AVAILABLE THREE STOREY TOWNHOUSE JUST OFF BRACONDALE** Gilson Bailey are delighted to offer this STUNNING, THREE BEDROOM, THREE STOREY, MID TOWNHOUSE situated in a requested location just to the south of the city. Accommodation comprising entrance hall, laundry room, utility room and WC to the ground floor. On the first floor there is a lounge, dining area, kitchen and bedroom and to the second floor there are three bedrooms and bathroom off landing. Outside there is a brick weave driveway to the front providing OFF ROAD PARKING leading to an INTEGRAL GARAGE and to the rear there is an ENCLOSED GARDEN. The townhouse benefits from double glazing, gas heating, ample storage and is OFFERED WITH NO ONWARD CHAIN. The property would suit a wide array of buyers so be quick to book a viewing to appreciate the size and location on offer.



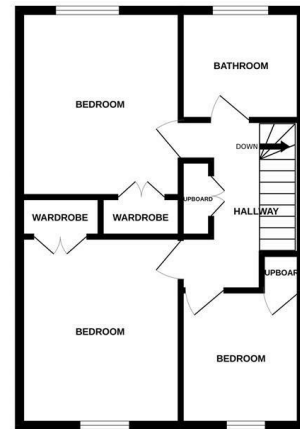
GROUND FLOOR



1ST FLOOR



2ND 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

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises

Door to

Entrance Hall

Doors to WC, laundry room, radiator, stairs to first floor.

WC

Low level WC, hand wash basin, UPVC window.

Laundry Room 9'2" x 7'8"

UPVC window, UPVC door, base units, single sink, washing machine opening to

Utility Room 8'9" x 7'4"

UPVC window, wall and base units, door to storage room.

First Floor Landing

Doors to Lounge and Bedroom Four/Study, stairs to second floor.

Lounge 11'0" x 19'7"

UPVC window, radiator, opening to

Kitchen 18'11" x 10'8"

Wall and base units, single sink and drainer, NEFF hob, electric, integral dishwasher, fridge, UPVC window.

Study/Bedroom Four 12'0" x 7'3"

UPVC window, radiator, built in cupboard.

Second Floor Landing

Door to Bedroom One, Two, Three and Bathroom

Bedroom One 12'0" x 10'5"

UPVC window, radiator, built in wardrobe.

Bedroom Two 12'2" x 10'5"

UPVC window, radiator, built in wardrobe.

Bedroom Three 9'0" x 8'0"

UPVC window, radiator, cupboard.

Shower Room

UPVC window, low level WC, hand wash basin with vanity unit, double walk-in shower, radiator.

Outside

Driveway with parking to the front leading to garage, further permit parking. Enclosed rear garden.

Tenure

Freehold

Local Authority


Norwich City Council - Tax Band D

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 D

Tenure

Freehold
Term XXXX
Years from XXXX.

Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.