



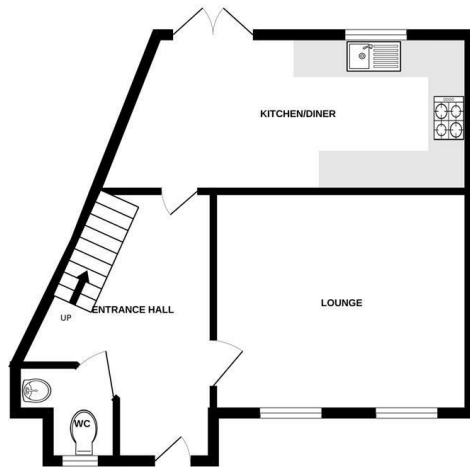
270 Wroxham Road | | Norwich | NR7 8RW

Guide Price £260,000

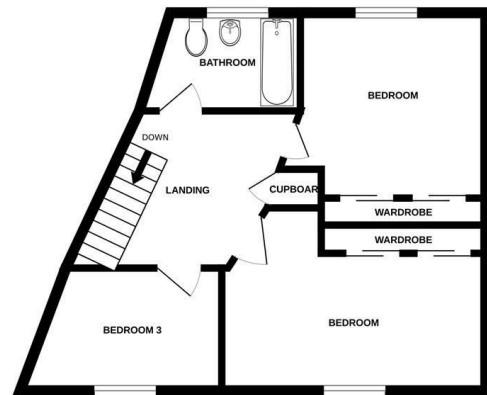
****GUIDE PRICE £260,000 - £270,000**** SPACIOUS MODERN TERRACE HOUSE WITH A CARPORT** Gilson Bailey are delighted to offer this WELL PRESENTED, NORFOLK HOMES BUILT, THREE BEDROOM, MID TERRACE HOUSE set back on a small modern estate in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, kitchen/diner and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a small front garden and an enclosed rear garden with access to a CARPORT providing OFF ROAD PARKING. 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.



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

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge 14'4" x 11'9"

Two double glazed windows, radiator.

Kitchen/Diner 16'7" x 8'4"

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

WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'8" x 10'9"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 11'8" x 10'4"

Double glazed window, radiator, built in wardrobes.

Bedroom Three 10'10" x 6'7"

Double glazed window, radiator.

Bathroom 7'6" x 5'6"

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

Outside Front

Small low maintenance garden with path to front door.

Outside Rear

Patio seating area leading to lawned garden, enclosed by timber fencing with rear doors access to a carport providing off road parking.

Local Authority

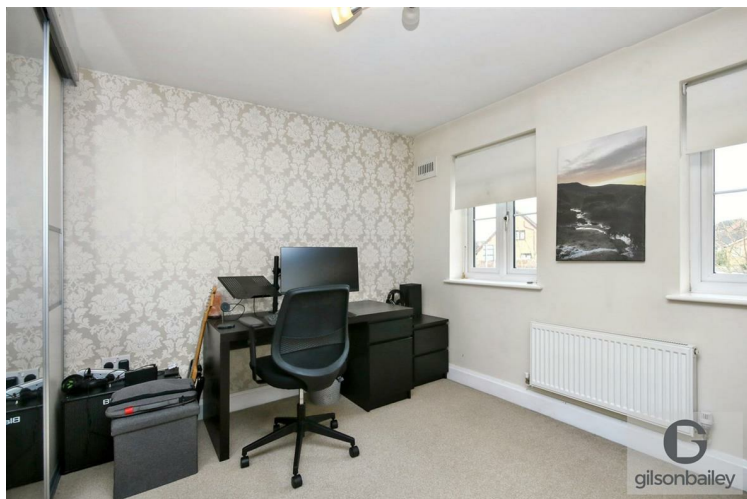
Broadland District Council, Tax Band C.

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		91
(81-91) B		
(69-80) C	78	
(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

Broadland District Council, Tax Band C

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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