

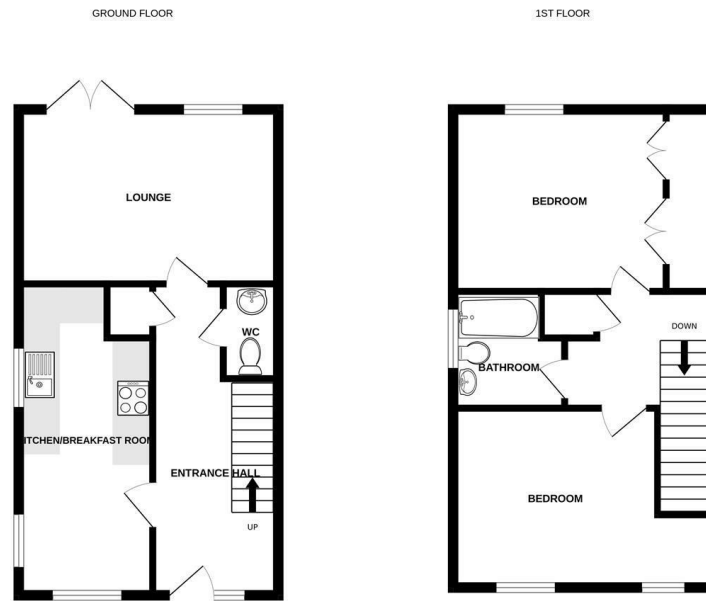


8 Crown Close | Poringland | Norwich | NR14 7FN

£120,000

****50% SHARED OWNERSHIP**** Gilson Bailey are delighted to offer this STUNNING, TWO BEDROOM, BENNETT HOMES, SEMI DETACHED HOUSE situated in the highly sought after village of Poringland. Accommodation comprising entrance hall, lounge, dual aspect kitchen/breakfast room and WC to the ground floor. On the first floor there are TWO BEDROOMS and a modern bathroom off landing. Outside there is a FRONT DRIVEWAY PROVIDING OFF ROAD PARKING and to the rear there is an ENCLOSED LAWNED GARDEN. The house benefits from double glazing, AIR SOURCE HEATING and is in excellent condition throughout. The property would make an excellent first time purchase so be quick to book a viewing. Please note the 50% share reflects a full market price of £240,000 and the monthly rent payable is £316.57 per month.





While 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 is given to their operation or efficiency at the time of writing. Made with Metropix 1000S

Location

The popular village of Poringland, lies to the south of Norwich, offering a full selection of amenities including schooling, shops, popular local pubs, restaurants and great access to the A47 Southern Bypass. There are also good links to the University of East Anglia, Norfolk & Norwich University Hospital, A11 and public transport links in and out of the City centre

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/breakfast room, WC, large cupboard and stairs to first floor.

Lounge 14'6" x 9'9"

Patio doors, double glazed window, radiator.

Kitchen/Breakfast Room 17'6" x 7'5"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and washing machine, three double glazed windows, radiator.

WC

Low level WC, hand wash basin, radiator.

First Floor Landing

Doors to two bedrooms, bathroom and cupboard.

Bedroom One 11'5" x 10'3"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 14'6" x 9'10"

Two double glazed windows, radiator.

Bathroom 6'9" x 6'3"

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

Outside Front

Driveway providing off road parking with an electric car charging point.

Outside Rear

Lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing with side gate access.

Local Authority

South Norfolk District Council, Tax Band B.

Tenure


Leasehold - Term 125 years from and including 4 June 2021. Please note service/maintenance charges are £31.71 per month and rent payable is £316.57 per month. For further information, please contact the office.

Utilities

Full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	80	
(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

South Norfolk District Council, Tax Band B

Tenure

Leasehold

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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