

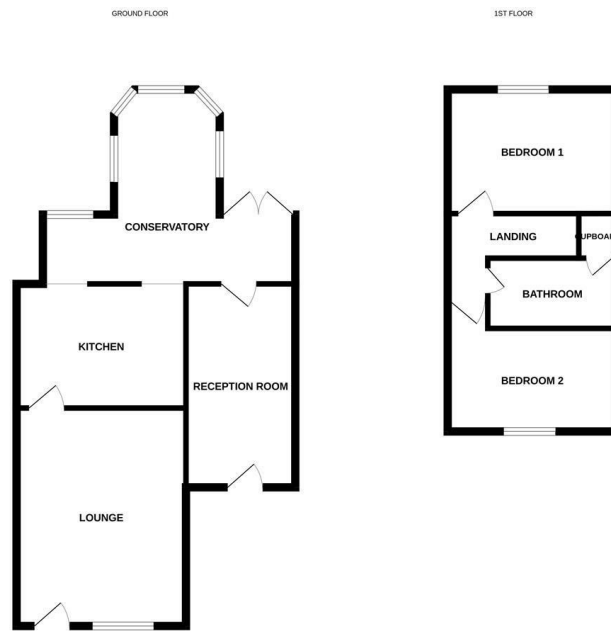


13 Horsford Street | | Norwich | NR2 4LW

Guide Price £260,000

****GUIDE PRICE £260,000 - £270,000**** Gilson Bailey are delighted to offer this WELL PRESENTED, MODERN, TWO BEDROOM, SEMI DETACHED HOUSE HOUSE situated in a highly sought after CITY LOCATION . Accommodation comprising lounge/diner, kitchen, conservatory and reception room . On the first floor there are TWO BEDROOMS and a bathroom off landing. Outside there are TWO OFF ROAD PARKING SPACES TO THE FRONT and an enclosed garden to the rear. The house benefits from UPVC 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.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floor, window, height and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used in conjunction with any prospective purchase. The area, volume and specification shown have not been tested and no guarantee is given as to their suitability or efficiency for any use. Made and Merged 12/2017

Location

Providing good access to and from the City centre with ease of access to both the University of East Anglia and Norfolk and Norwich University Hospital. Local amenities include schooling, popular local shops, supermarkets, pubs and restaurants.

Accommodation Comprises

Door to

Lounge 15'6" x 11'10"

UPVC door to front, UPVC window, stairs to first floor, radiator, door to

Kitchen 11'10" x 8'10"

Fitted wall and base units with roll top work surfaces over, stainless steel sink drainer, gas hob, electric oven and extractor, space for fridge/freezer, plumbing for washing machine, telephone point, part tiled splashbacks, tiled floor and radiator.

Conservatory 19'6" x 14'0"

UPVC windows to rear and side aspect, door to

Reception Room 7'10" x 14'5"

UPVC window to front and side elevation, door to front elevation, radiator.

First Floor Landing

Doors to bedrooms, bathroom and loft access.

Bedroom One 11'10" x 9'0"

UPVC window to front elevation, radiator.

Bedroom Two 11'10" x 7'1"

UPVC window to rear elevation, radiator.

Bathroom

UPVC window to side elevation, bathroom suite comprising of panelled bath with electric shower over and shower screen, wash hand basin and low level WC, part tiled walls, storage cupboard, airing cupboard with combination boiler, radiator.

Outside Front

To the front of the property is pathway to front door, shingled area, driveway proving off road parking and entrance to reception room.

Outside Rear

The rear garden is laid to lawn with shrub borders and is enclosed by fencing.


Local Authority

Norwich City Council - Tax Band B

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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	

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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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