



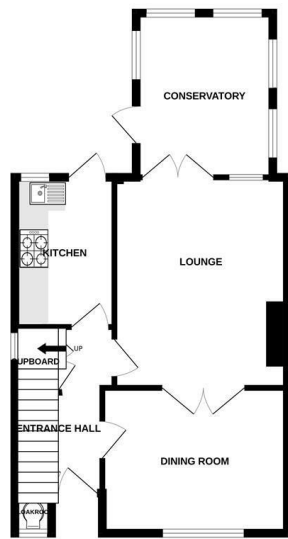
9 Bellville Crescent | | Norwich | NR1 3AR

Guide Price £300,000

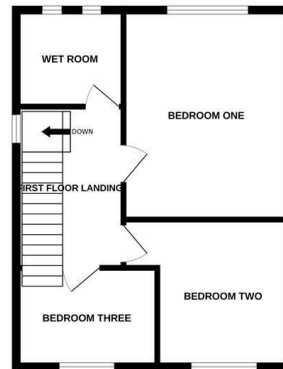
****GUIDE PRICE: £300,000 - £310,000**** SEMI DETACHED HOUSE WITHIN WALKING DISTANCE TO THE CITY CENTRE. Gilson Bailey are delighted to offer this STUNNING, THREE BEDROOM, SEMI DETACHED HOUSE situated just to the south of Norwich. Accommodation comprising entrance hall, lounge, dining room, conservatory, kitchen and WC to the ground floor. On the first floor there are THREE BEDROOMS and a wet room off landing. Outside there is a front driveway providing OFF ROAD PARKING and to the rear there is a well-presented rear garden with patio seating area. The house benefits from double glazing, gas heating and is good decorative order throughout. The property would make a perfect family home so be quick to book a viewing to appreciate the size, quality and location 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, stairs 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 operation or efficiency can be given. Made with floorplan 0.0001

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

Stairs to first floor, doors to Dining Room, Lounge, WC, Cupboard and opening to kitchen.

Dining Room 12'6" x 9'6"

Double glazed window, radiator, opening to

Lounge 14'8" x 11'11"

Radiator, double doors to

Conservatory 11'2" x 9'8"

UPVC windows, electric radiator, patio door to side.

Kitchen 10'8" x 6'9"

Wall and base units, single sink, space cooker, fridge, double glazed window, wall mounted boiler.

WC

Low level WC, hand wash basin, window.

First Floor Landing

Doors to bedrooms One, Two, Three and Wet Room.

Bedroom One 11'1" x 13'11"

Double glazed window, radiator.

Bedroom Two 9'10" x 8'10"

Double glazed window, radiator.

Bedroom Three 9'8" x 6'7"

Double glazed window, radiator.

Wet Room

Low level WC, hand wash basin, shower, double glazed window.

Outside Front

Shingle front garden offering off road parking. Brick walling and wrought iron fencing.

Outside Rear

Patio garden, timber shed, enclosed by fencing, gate access to side.

Tenure


Freehold

Local Authority

Norwich City Council - Tax Band B



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	

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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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