



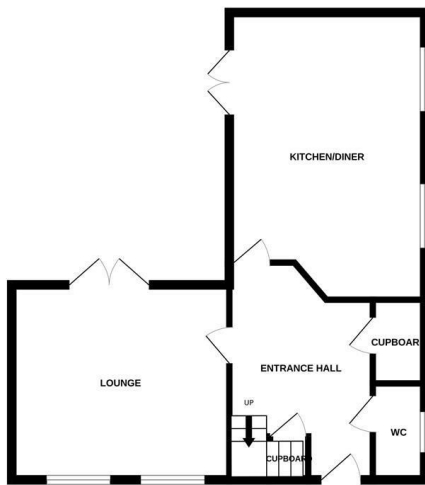
13 Havers Road | | Norwich | NR3 2DU

£280,000

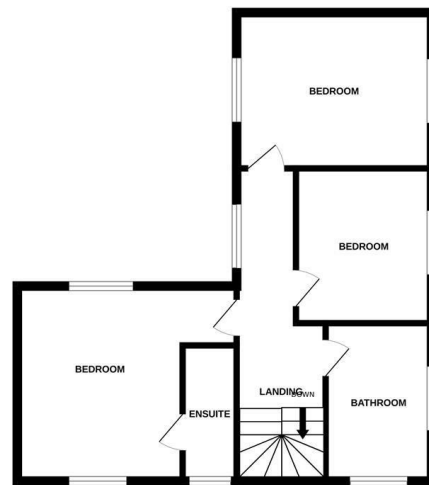
****DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this WELL PRESENTED, SPACIOUS, THREE BEDROOM, DETACHED HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall, lounge, open plan kitchen/diner and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is an enclosed paved garden to the rear with access to a CARPORT providing OFF ROAD PARKING. The house benefits from double glazing, gas heating 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 quality 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, 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 popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City Centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge 13'7" x 12'1"

Two double glazed windows, patio doors, radiator.

Kitchen/Diner 17'10" x 11'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, two double glazed window, door to garden, radiator.

WC 6'11" x 2'10"

Low level WC, hand wash basin.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'11" x 12'2"

Two double glazed windows, radiator.

En-Suite 8'8" x 4'11"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 12'0" x 9'10"

Double glazed window, radiator.

Bedroom Three 9'5" x 8'6"

Double glazed window, radiator.

Bathroom 8'3" x 6'7"

Panelled bath, low level WC, hand wash basin, radiator, two frosted double glazed windows.

Outside Front

Small garden enclosed by hedging.

Outside Rear

Paved garden, timber shed, enclosed by timber fencing with rear gate access to a carport.

Local Authority

Norwich City 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		
(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 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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