



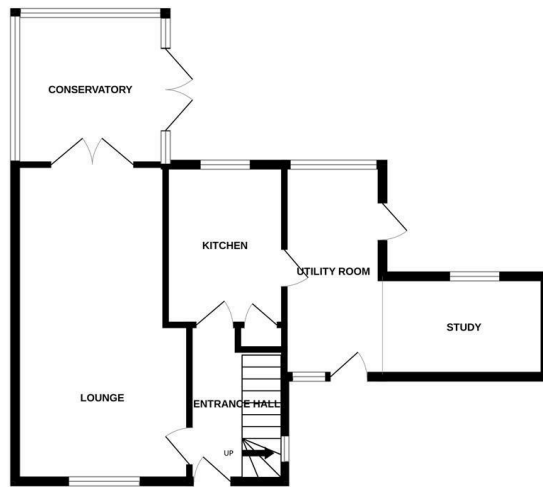
41 Randolf Road | | Norwich | NR1 2RY

Offers In Excess Of £240,000

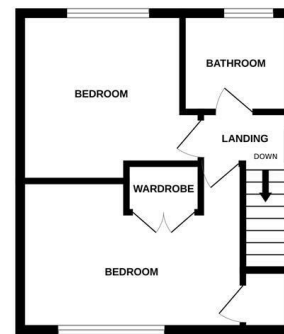
****EXTENDED END TERRACE HOUSE ON A LARGE CORNER PLOT**** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, TWO BEDROOM, END TERRACE HOUSE situated on a corner plot to the south of Norwich. Accommodation comprising entrance hall, lounge, kitchen, conservatory, utility room and study to the ground floor. On the first floor there are TWO BEDROOMS and a bathroom off landing. Outside there are well presented and well maintained front and rear gardens and to the side there is a SINGLE GARAGE and driveway providing OFF ROAD PARKING. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent 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

The favoured south city of Norwich offers good access to and from the City centre along with popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich Bus station, Chapelfield Gardens, University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

Lounge 19'4" x 10'8"

Double glazed window, radiator, patio doors.

Kitchen 9'10" x 7'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, double glazed window.

Conservatory 9'10" x 9'8"

Double glazed construction with doors to garden.

Utility Room 12'9" x 5'6"

Fitted wall and base units with worktop over, space for washing machine and fridge/freezer, double glazed window, door to front and rear.

Study 9'10" x 6'0"

Double glazed window.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 14'0" x 10'4"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 10'10" x 10'1"

Double glazed window, radiator.

Bathroom 6'5" x 5'4"

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

Outside Front

Lawned garden, mature plants and shrubs, driveway providing off road parking and a single garage.

Outside Rear

Patio seating area, mature plants and shrubs, storage shed, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.

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		79
(55-68) D	59	
(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 B

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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