

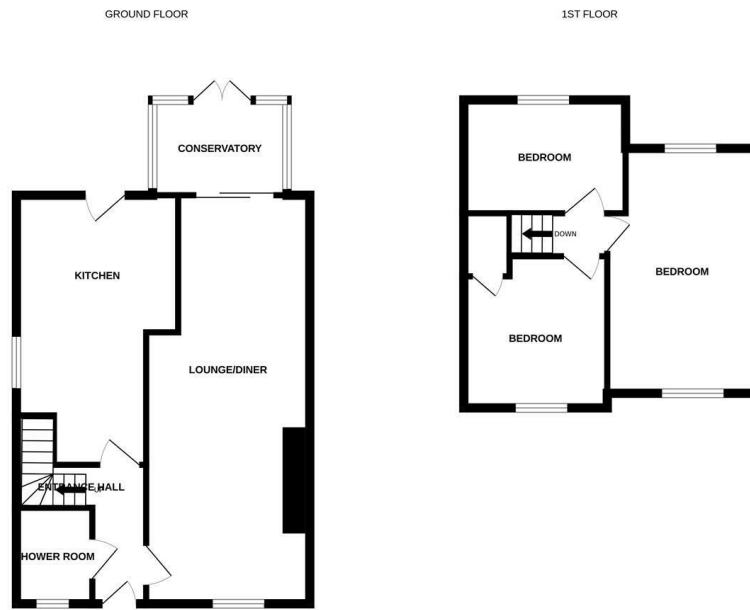


11 Waterloo Park Close | | Norwich | NR3 2HQ

Guide Price £250,000

****GUIDE PRICE £250,000 - £260,000 EXTENDED SEMI DETACHED HOUSE IN A SOUGHT AFTER CUL-DE-SAC LOCATION**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, EXTENDED, SEMI DETACHED HOUSE situated in a requested NR3 location. Accommodation comprising entrance hall, lounge/diner, kitchen, modern shower room and conservatory to the ground floor. On the first floor there are THREE BEDROOMS OFF LANDING. Outside to the front there is a DRIVEWAY PROVIDING OFF ROAD PARKING leading to a SINGLE GARAGE and to the rear there is an enclosed, paved garden. The house benefits from 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 floorplan contained here, measurements of floors, 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.
Made with Metropix 12/22/25

Location

Waterloo Park Close is a stones throw from Waterloo Park itself and is conveniently located to local shops, selection of pubs and restaurants and has great access to the City Centre by foot or bus. There also is ease of access to the Norwich Ring Road, Norwich Airport, local parks, river walks and the NDR.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge/Diner 25'7" x 10'5"

Double glazed window, radiator, sliding patio doors.

Kitchen 17'2" x 10'5"

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

Shower Room 6'2" x 4'9"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Conservatory 8'9" x 5'11"

Double glazed construction with doors to garden.

First Floor Landing

Doors to three bedrooms.

Bedroom One 15'6" x 9'2"

Two double glazed windows, radiator.

Bedroom Two 9'7" x 8'9"

Double glazed window, radiator.

Bedroom Three 10'5" x 7'5"

Double glazed window, radiator.

Outside Front

Driveway providing off road parking leading to a single garage.

Outside Rear

Paved and shingled garden enclosed by timber fencing with side gate access.

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		79
(55-68) D	66	
(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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