



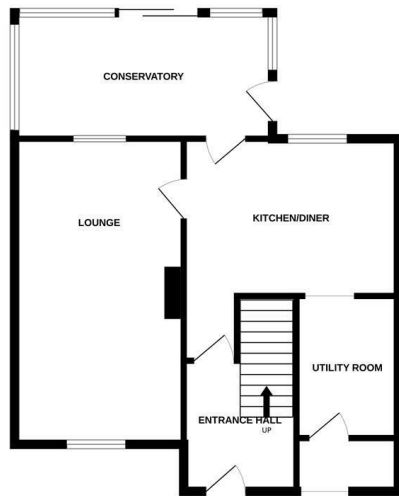
260 Sale Road | Heartsease | Norwich | NR7 9TT

Offers In Excess Of £230,000

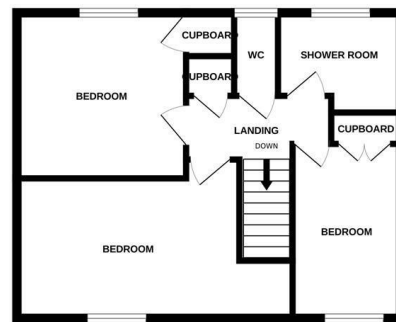
****EXCELLENT FIRST TIME PURCHASE IN A SOUGHT AFTER LOCATION**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, MID TERRACE HOUSE tucked away on the edge of the Heartsease estate. Accommodation comprising entrance hall, lounge, kitchen/diner, utility room and conservatory to the ground floor. On the first floor there are THREE BEDROOMS, a shower room and WC off landing. Outside there is a shingled front garden and a well presented, enclosed rear garden. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase or buy-to-let investment 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

Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Door to kitchen/diner and stairs to first floor.

Lounge 19'4" x 10'7"

Two double glazed windows, radiator.

Kitchen/Diner 13'6" x 9'11"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge, washing machine and dishwasher, double glazed window, radiator, door to rear.

Utility Room 8'11" x 6'8"

Fitted wall and base units with worktops over, door to front.

Conservatory 16'2" x 8'0"

Double glazed construction with sliding patio doors to garden.

First Floor Landing

Doors to three bedrooms, shower room and WC.

Bedroom One 14'0" x 10'6"

Double glazed window, radiator, fitted wardrobes.

Bedroom Two 10'7" x 10'2"

Double glazed window, radiator.

Bedroom Three 10'11" x 7'4"

Double glazed window, radiator.

Shower Room 7'5" x 5'4"

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

WC

Low level WC, frosted double glazed window.

Outside Front

Shingled garden with mature shrubs, enclosed by brick walling with path to front door.

Outside Rear

Paved and shingled garden, mature plants and shrubs, timber shed, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.

Tenure


Freehold

Utilities

Fibre to the cabinet broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(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 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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