



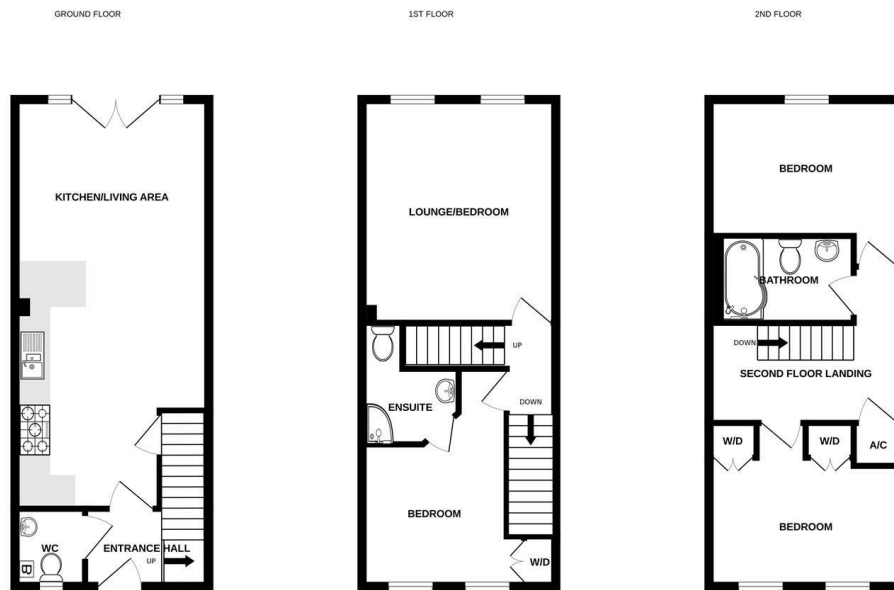
**11 Whistlefish Court | | Norwich | NR5 8QR**

**Guide Price £280,000**

\*\*\* GUIDE PRICE £280,000 - £290,000\*\*\*\*SPACIOUS MODERN TOWNHOUSE WITH AN EN-BLOC GARAGE AND PARKING\*\* Gilson Bailey are delighted to offer this WELL PRESENTED, 3/4 BEDROOM, THREE STOREY TOWNHOUSE tucked away in a quiet location to the west of Norwich. Accommodation comprising entrance hall, WC and open kitchen/living area to the ground floor. On the first floor there is a lounge/bedroom and a bedroom with an EN-SUITE SHOWER ROOM. To the second floor there are two more bedrooms and a modern bathroom off the landing. Outside to the front there is a communal green area and to the rear there is an enclosed garden, EN-BLOC GARAGE and off road parking. The townhouse benefits from double glazing, gas heating and is in excellent condition throughout. The property would make an excellent family home or buy-to-let investment so be quick to book a viewing.







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

Whistlefish Court is located close to many local amenities including schools, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the City centre. You are also within close access to the Norwich Ring Road, University of East Anglia and the Norfolk and Norwich University Hospital.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to kitchen, WC and stairs to first floor.

### WC 5'3" x 4'5"

Low level WC, hand wash basin, radiator, frosted double glazed window.

### Kitchen/Living Area 26'3" x 12'5"

Fitted wall and base units with worktops over, sink and drainer, range cooker, integrated fridge/freezer, washing machine and dishwasher, double patio doors, radiator, under stairs storage cupboard.

### First Floor Landing

Doors to lounge, bedroom and stairs to second floor.

### Lounge/Bedroom 14'4" x 12'5"

Two double glazed windows, two radiators.

### Bedroom One 13'11" x 10'4"

Two double glazed windows, radiator, built in wardrobe.

### En-Suite 7'9" x 6'2"

Shower cubicle, low level WC, hand wash basin, radiator, extractor fan.

### Second Floor Landing

Doors to two bedrooms and bathroom, loft hatch with ladder to boarded loft.

### Bedroom Two 12'5" x 10'5"

Two double glazed windows, radiator, two built in wardrobes.

### Bedroom Three 12'5" x 10'8"

Double glazed window, radiator.

### Bathroom 9'3" x 5'6"

Panelled bath shower over, low level WC, hand wash basin, radiator, extractor fan.

### Outside Front

Large communal green area and path to front door.

### Outside Rear

Artificial grass with slate borders, patio area, enclosed by timber fencing with rear gate access to:

### En-Bloc Garage (Leasehold)

With up and over door and further off road parking.

### Local Authority

Norwich City Council, Tax Band C.

### Tenure


Freehold

### Utilities

Full fibre broadband available.  
Mains water, gas and electric.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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