



**24 Leewood Crescent | | Norwich | NR5 0DA**

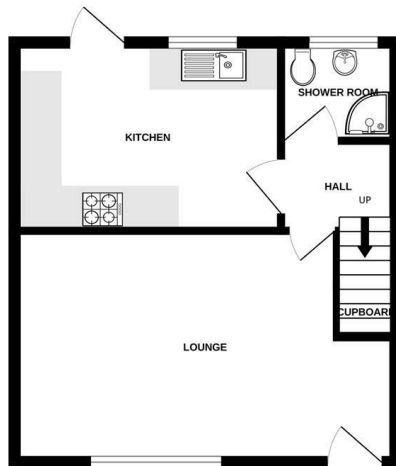
**Guide Price £210,000**

**\*\*GUIDE PRICE £210,000 - £220,000\*\* EXCELLENT FIRST TIME PURCHASE IN A QUIET LOCATION WITH OFF ROAD PARKING\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, MID TERRACE HOUSE situated in the highly sought after suburb of Costessey. Accommodation comprising lounge, kitchen and shower room to the ground floor. On the first floor there are THREE BEDROOMS OFF LANDING. Outside there are well presented front and rear gardens both ideal for relaxing and to the rear there is an added benefit of OFF ROAD PARKING FOR TWO CARS. 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.

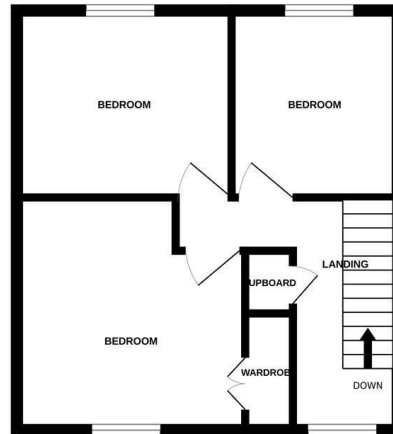




GROUND FLOOR



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

Costessey can be found to the west of Norwich with a selection of amenities including good primary and secondary schooling, selection of shops, popular local pubs and restaurants, also good access to the University of East Anglia, University Hospital, A47 Southern Bypass and good public transport links in and out of the city centre.

## Accommodation Comprises

Front door to:

### Lounge 19'3" x 10'10"

Door to front, double glazed window, radiator.

### Kitchen 12'9" x 9'0"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge, space for washing machine, double glazed window, radiator.

### Shower Room 5'11" x 5'7"

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

## First Floor Landing

Doors to three bedrooms.

### Bedroom One 11'0" x 10'10"

Double glazed window, radiator, built in wardrobes.

### Bedroom Two 10'10" x 8'9"

Double glazed window, radiator.

### Bedroom Three 8'10" x 7'10"

Double glazed window, radiator.

## Outside Front

Patio seating area, enclosed by fencing with gate and path to front door.

## Outside Rear

Brick weave garden, mature plant and shrubs, timber shed, enclosed by timber fencing with rear gate access to off road parking spaces.

## 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>67</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	

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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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