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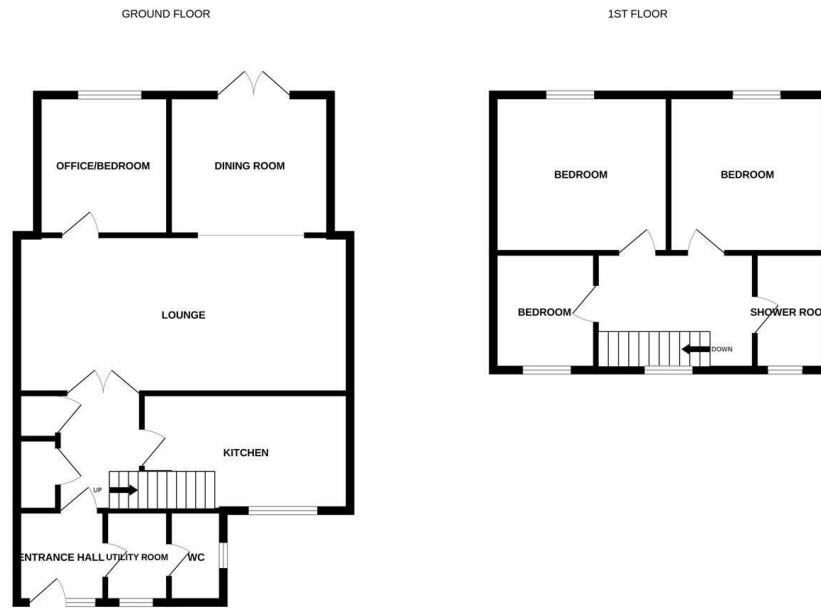


11 Round Well Road | Costessey | Norwich | NR5 0PA

Offers In Excess Of £245,000

****EXTENDED SEMI DETACHED HOUSE WITH FLEXIBLE LIVING SPACE**** Gilson Bailey are delighted to offer this LARGE, EXTENDED, 3/4 BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after suburb of Costessey. Accommodation comprising entrance hall, lounge, dining room, kitchen, utility room, office/bedroom and WC to the ground floor. On the first floor there are three bedrooms and a shower room off landing. Outside there is a LARGE DRIVEWAY to the front providing off road parking and an enclosed rear garden. The house benefits from double glazing, gas heating but is in some need of modernisation throughout. The property would make a great first time purchase or family home so be quick to book a viewing.

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.
Made with Metropix CS025

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:

Entrance Hall

Doors to utility room, kitchen, lounge and stairs to first floor.

Lounge 22'10" x 10'10"

Two radiators.

Dining Room 10'5" x 9'7"

Patio doors, radiator.

Kitchen 14'4" x 8'1"

Fitted wall and base units with worktops over, sink and drainer, space for range cooker, fridge/freezer and dishwasher, double glazed window.

Utility Room 6'3" x 4'5"

Space for washing machine and tumble dryer, double glazed window.

Office/Bedroom 9'7" x 7'11"

Double glazed window, radiator.

WC 6'3" x 3'9"

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

First Floor Landing

Doors to three bedrooms and shower room.

Bedroom One 12'9" x 11'11"

Double glazed window, radiator.

Bedroom Two 12'10" x 10'6"

Double glazed window, radiator.

Bedroom Three 8'7" x 8'1"

Double glazed window, radiator.

Shower Room 8'1" x 4'10"

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

Outside Front

Large driveway providing ample off road parking.

Outside Rear

Paved garden, large storage sheds, enclosed by timber fencing.

Local Authority

South Norfolk District 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 | | |
| (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 |  |

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South Norfolk District 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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