



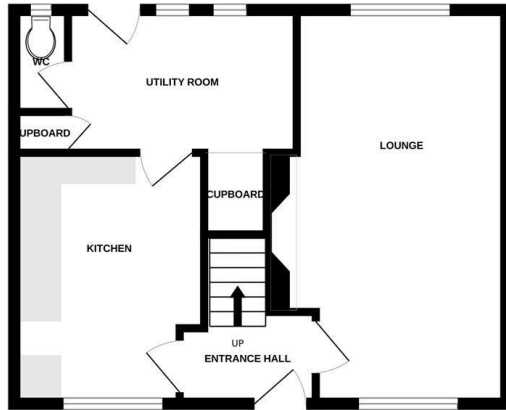
4 Osbert Close | | Norwich | NR1 2NL

Guide Price £230,000

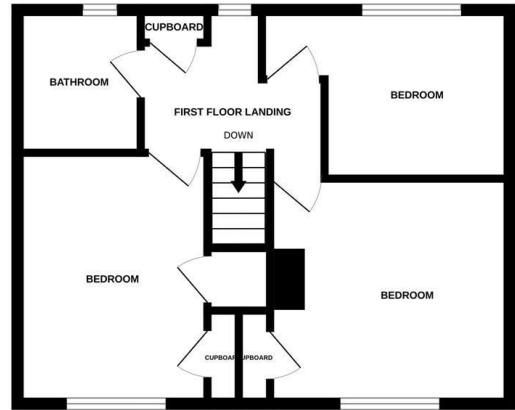
****GUIDE PRICE £230,000 - £240,000 EXCELLENT FIRST TIME PURCHASE WITH GOOD LINKS TO THE CITY CENTRE**** Gilson Bailey are delighted to offer this **THREE BEDROOM, SEMI DETACHED HOUSE** situated to the south of Norwich. Accommodation comprising entrance hall, lounge, kitchen, utility room and WC to the ground floor. On the first floor there are **THREE BEDROOMS** and a bathroom off landing. Outside to the front there is a **DRIVEWAY PROVIDING OFF ROAD PARKING** and to the rear there is a large lawned garden with patio seating area. 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 just to the south of Norwich close to amenities including schooling, selection of shops, Tesco superstore and very good access to the A47 Southern Bypass, University of East Anglia, University Hospital and Norwich city centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

Lounge 19'5" x 10'5"

Two double glazed windows, radiator.

Kitchen 12'2" x 9'3"

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

Utility Room 10'11" x 6'9"

Space for washing machine, tumble dryer and dishwasher, sink and drainer, two double glazed windows, radiator.

WC

Low level WC, double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'2" x 9'2"

Double glazed window, radiator, storage cupboard.

Bedroom Two 12'1" x 10'10"

Double glazed window, radiator, storage cupboard.

Bedroom Three 12'1" x 8'4"

Double glazed window, radiator.

Bathroom 6'8" x 5'9"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Shingled driveway providing off road parking.

Outside Rear

Patio seating area, lawned garden, enclosed by timber fencing with side gate access.

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) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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