



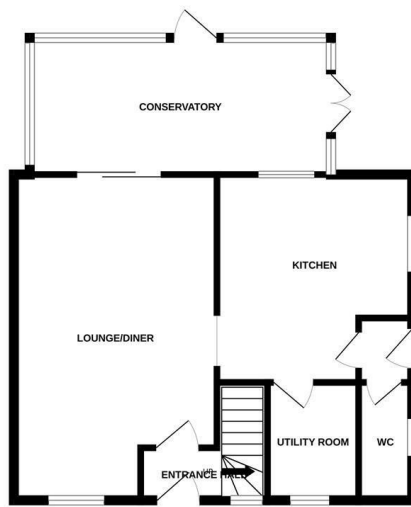
14 Earlham Grove | | Norwich | NR5 8EN

£260,000

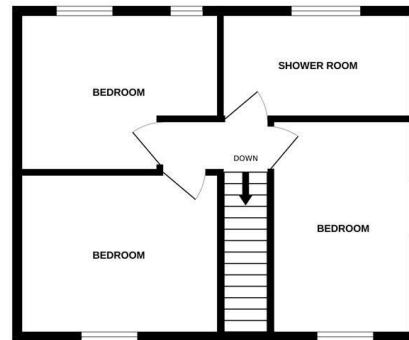
****EXCELLENT FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY**** Gilson Bailey are delighted to offer this THREE BEDROOM, SEMI DETACHED HOUSE situated to the west of Norwich close by to the University and Hospital. Accommodation comprising entrance hall, lounge/diner, kitchen, conservatory, utility room and WC to the ground floor. On the first floor there are THREE BEDROOMS and a shower room off landing. Outside there is OFF ROAD PARKING TO THE FRONT FOR THREE CARS and to the rear there is a WELL MAINTAINED, MATURE GARDEN. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would suit a wide array of buyers 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

Earlham Grove is close by to many local amenities including schooling, popular local shops, supermarkets, pubs and restaurants with good access to and from the City Centre and ease of access to both the University of East Anglia and Norfolk and Norwich University Hospital. There is also easy access to the Norwich Ring Road, A47 southern bypass with links to the A11 and A140 and Longwater Retail Park.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge/diner and stairs to first floor.

Lounge/Diner 19'1" x 11'11"

Double glazed window, sliding patio doors, radiator.

Kitchen 12'3" x 11'6"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, freezer and dishwasher, two double glazed windows, radiator.

Conservatory 18'4" x 8'0"

Double glazed construction with door to garden.

Utility Room 6'5" x 5'2"

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

WC

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

First Floor Landing

Doors to three bedrooms and shower room.

Bedroom One 11'11" x 9'3"

Double glazed window, radiator.

Bedroom Two 11'11" x 9'6"

Double glazed window, radiator.

Bedroom Three 12'6" x 8'7"

Double glazed window, radiator.

Shower Room 11'6" x 6'4"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Off road parking for three cars.

Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band A.

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		71
(39-54) E	57	
(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 A

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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