



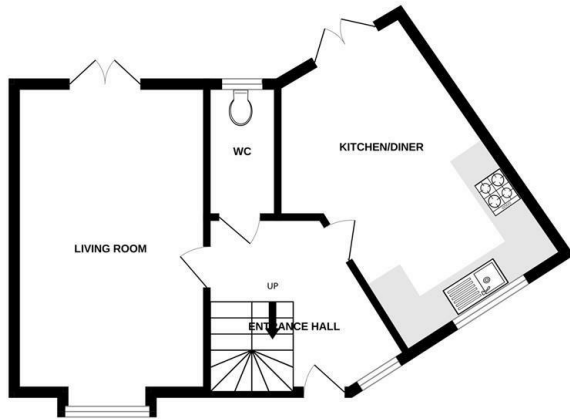
27 Ron Hill Road | Costessey | Norwich | NR8 5GQ

Offers In Excess Of £260,000

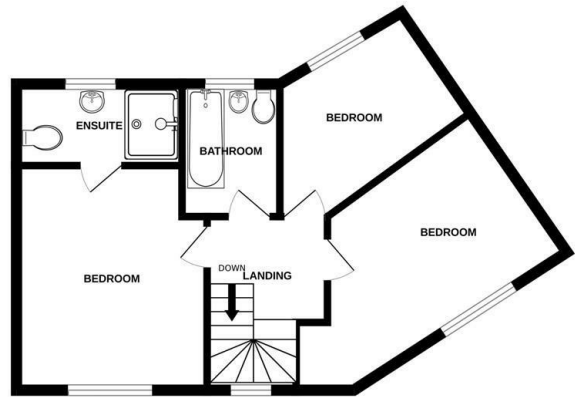
**** EXCELLENT FIRST TIME PURCHASE WITH A GARAGE AND OFF ROAD PARKING**** Gilson Bailey are delighted to offer this THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after Queens Hill estate. Accommodation comprising entrance hall, lounge, kitchen/diner and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a good sized rear garden and a SINGLE GARAGE with off road parking in front. 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
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

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

This sought after development is situated west of the Cathedral City centre of Norwich on the outskirts of Costessey, you are within easy reach of a good selection of amenities including primary schools, supermarkets, various retail outlets at the Longwater Retail Park and also excellent public transport from Queens Hills in and out of Norwich City centre with ease of access onto the A47 southern bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/diner, WC and stairs to first floor.

Lounge 17'1" x 9'6"

Double glazed window, radiator, French doors.

Kitchen/Diner 15'6" x 10'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, double glazed window, French doors, radiator.

WC

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'10" x 9'8"

Double glazed window, radiator.

En-Suite

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

Bedroom Two 17'9" x 8'4"

Double glazed window, radiator.

Bedroom Three 12'0" x 6'10"

Double glazed window, radiator.

Bathroom

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

Outside

Patio area, artificial lawn, shingled area, enclosed by timber fencing with rear gate access to single garage.

Local Authority

South Norfolk District Council, Tax Band C

Tenure

Freehold


Please note there is a maintenance charge of £172 per annum.

Utilities

Fibre to the cabinet 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	74	81
(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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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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