

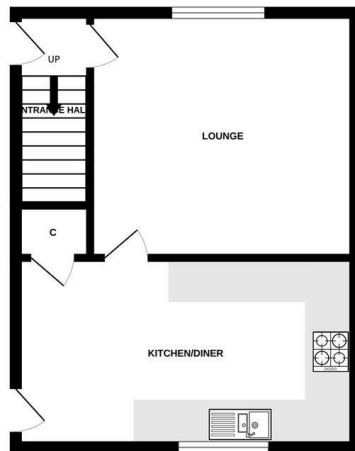
**43 Hoveton Place | | Badersfield | NR10 5JS**

**£200,000**

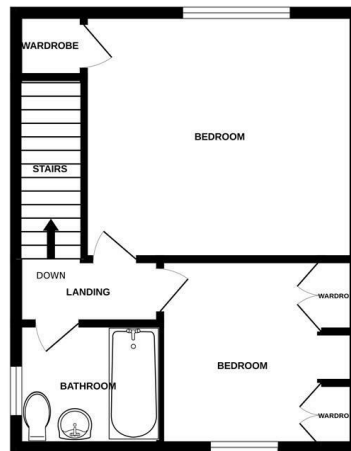
**\*\*EXCELLENT FIRST TIME PURCHASE WITH NO ONWARD CHAIN AND ALLOCATED OFF ROAD PARKING\*\*** Tucked away within the sought-after Badersfield estate to the north of Norwich, this beautifully presented two-bedroom end-terrace home offers stylish, low-maintenance living perfect for first-time buyers or investors alike. Step inside to discover a welcoming lounge leading through to a modern kitchen/diner, ideal for entertaining or relaxed meals. Upstairs, two light-filled bedrooms and a contemporary bathroom provide comfortable accommodation. Outside, enjoy easy-care shingled gardens to the front and rear, along with an allocated off-road parking space. Immaculately maintained throughout, with gas central heating and double glazing, this delightful home is ready to move straight into – a true gem in a peaceful yet convenient location. Early viewing is essential to fully appreciate all it has to offer!



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

Badersfield (formerly known as RAF Coltishall) is a sought after area located around 10 minutes from both North Walsham and Wroxham, popular with families and first time buyers due to its great community spirit, park areas that are brilliant for children and field surroundings ideal for those who enjoy walking. There is a convenience store within walking distance from all the houses, church and short stay school.

## Accommodation Comprises

Front door to:

### Kitchen/Diner 16'8" x 9'2"

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

### Lounge 13'1" x 12'1"

Double glazed window, radiator.

### First Floor Landing

Doors to two bedrooms and bathroom.

### Bedroom One 13'5" x 12'1"

Double glazed window, radiator, storage cupboard.

### Bedroom Two 9'6" x 9'2"

Double glazed window, radiator, built in cupboards.

### Bathroom

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

## Outside Front

Shingled garden enclosed by fencing and one allocated off road parking space.

## Outside Rear

Shingled garden, timber decking, mature plants and shrubs, two sheds, enclosed by timber fencing with gate access.

## Local Authority

North Norfolk District Council, Tax Band A.

## Tenure

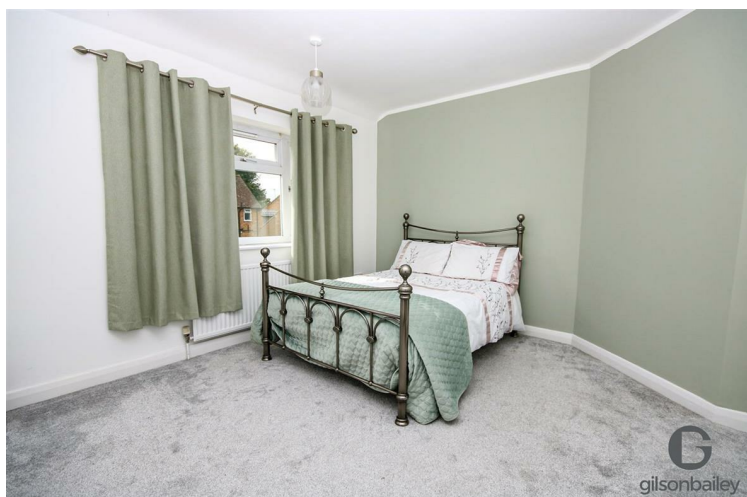
Freehold

Service charge £433.08 per annum.


## Utilities

Fibre to the cabinet broadband available.

Mains gas, water and electric.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

### Local Authority

North Norfolk District 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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