



**8 Bracondale | | Norwich | NR1 2AF**

**Guide Price £220,000**

\*\*\*NO ONWARD CHAIN\*\*\* Gilson Bailey are delighted to offer this charming and extended two-bedroom mid-terrace house, ideally located in the highly sought-after Bracondale area to the south of Norwich within walking distance of the City Centre, train station and bus station. The well-arranged accommodation comprises a lounge, dining room, kitchen, garden room, and WC on the ground floor, while the first floor offers two bedrooms and a bathroom off the landing. Outside, the property enjoys a low-maintenance front garden and a non-bisected rear garden with rear gate access, perfect for relaxing or entertaining. Further benefits include double glazing, gas central heating, and the property is offered with no onward chain. Ideally suited to first-time buyers or investors, this delightful terrace combines period charm with modern convenience – early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The various options and appliances shown have not been visited and no guarantee as to their availability or delivery can be given.  
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## Location

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

## Accommodation Comprises

Front door to:

### Lounge 13'4" x 13'0"

Double glazed window, radiator.

### Dining Room 13'5" x 7'11"

Radiator, door to rear, stairs to first floor.

### Kitchen 9'5" x 6'8"

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

### Garden Room 9'7" x 8'0"

Patio doors, double glazed window, radiator.

### WC

Low level WC, hand wash basin.

### First Floor Landing

Doors to two bedrooms and bathroom.

### Bedroom One 12'11" x 12'2"

Double glazed window, radiator, built in wardrobes.

### Bedroom Two 7'11" x 7'11"

Double glazed window, radiator.

### Bathroom 8'0" x 6'10"

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

### Outside Front

Low maintenance garden with path to front door.

### Outside Rear

Non-bisected paved garden, mature plants and shrubs, enclosed by timber fencing with rear gate access.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Freehold

### Utilities


Fibre 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>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	

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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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