



Gipsy Close, Norwich NR5 8BA

welcome to

Gipsy Close, Norwich

AN ESTABLISHED TERRACED HOME LOCATED WITHIN A PRIME RESIDENTIAL LOCATION IDEALLY SUITED FOR THE UNIVERSITY OF EAST ANGLIA AND NORFOLK AND NORWICH HOSPITAL William H Brown are pleased to offer to the market this established home ideally suited for the expanding family or buy to let investor.



Entrance Hall

Composite door to front aspect, radiator, doors to lounge and kitchen, stairs to first floor landing.

Lounge

13' 5" max x 12' 8" max (4.09m max x 3.86m max)
Double glazed windows to front and rear aspects, radiator.

Kitchen

13' 5" x 6' 7" (4.09m x 2.01m)
Double glazed window to rear aspect, fitted kitchen comprising a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, tiled splash back, range cooker, pantry cupboard with porthole window to front aspect, plumbing and space for washing machine, tiled floor, door to rear lobby;

Rear Lobby

Composite glazed door to rear aspect, space for fridge / freezer, vinyl flooring, door to bathroom;

Bathroom

Double glazed window to front aspect, suite comprising bath with mixer tap, shower attachment over, low level wc, pedestal sink, tiled floor, part tiled walls, radiator.

Landing

Stairs leading from entrance hall to first floor landing, doors to all bedrooms;

Bedroom One

10' 5" plus recess x 9' 2" (3.17m plus recess x 2.79m)
Double glazed window to rear aspect, radiator.

Bedroom Two

13' 5" x 10' (4.09m x 3.05m)
Double glazed windows to front and rear aspects, cupboard housing heating system and cylinder, radiator.

Bedroom Three

10' 5" x 6' 2" (3.17m x 1.88m)
Double glazed window to rear aspect, radiator.

External

The property is approached via a low maintenance front garden which has the potential of off road parking STPP. To the rear there is a large garden with summer house measuring 15'9" x 15'7" which has power and internet connection.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Gipsy Close, Norwich

- MID TERRACED HOME
- THREE BEDROOMS
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- REQUESTED LOCATION WITHIN CLOSE PROXIMITY OF THE UNIVERSITY OF EAST ANGLIA AND NORFOLK AND NORWICH HOSPITAL

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106699 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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