

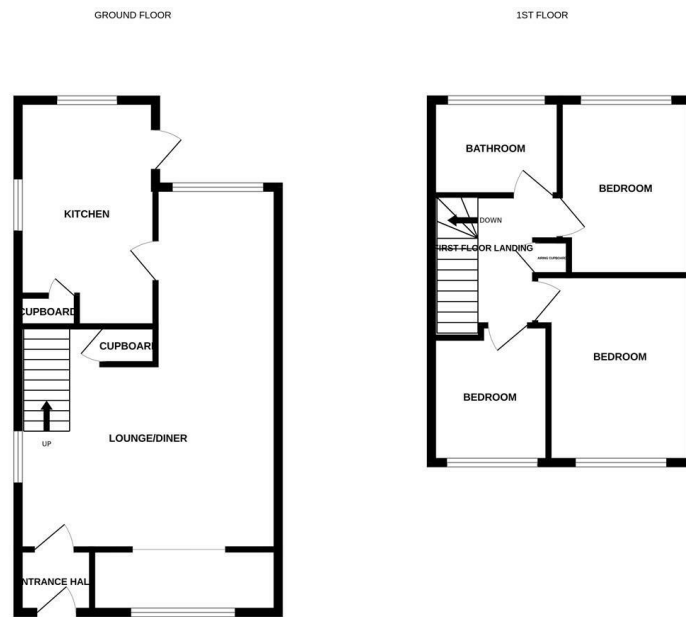


4 Jolly Gardeners Court | | Norwich | NR3 3HD

Offers In Excess Of £240,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this extended three-bedroom end-terrace home, tucked away in the highly sought-after NR3 area of Norwich and ideally positioned within easy walking distance of the City Centre. Offering spacious and versatile accommodation, the property comprises an entrance hall, a generous lounge/diner perfect for relaxing and entertaining, and a fitted kitchen to the ground floor. Upstairs, there are three well-proportioned bedrooms and a family bathroom accessed from the landing. Outside, the property benefits from a low-maintenance shingled garden, a separate enclosed courtyard garden and the added convenience of an en-bloc garage. Further benefits include double glazing, gas central heating and the advantage of being offered with no onward chain. Combining excellent living space with a highly desirable location close to the vibrant City Centre, local amenities and transport links, this fantastic home represents an ideal opportunity for first-time buyers or investors alike. Early viewing is highly recommended to fully appreciate everything this superb property has to offer.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any mis-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 operation or efficiency can be given. Made with Hogenap (2020)

Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Door to:

Lounge/Diner 23'3" x 16'9"

Kitchen 14'6" x 8'5"

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'11" x 8'11"

Bedroom Two 11'1" x 8'3"

Bedroom Three 7'10" x 7'6"

Bathroom 8'0" x 5'6"

Outside

Low-maintenance shingled garden, a separate enclosed courtyard garden and an en-bloc garage.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre to the property.

Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(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 B

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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