

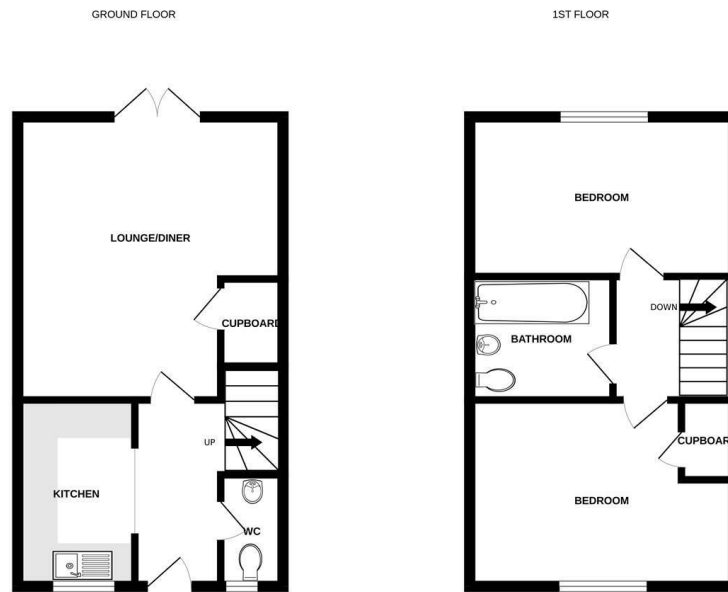


30 Redpoll Road | Costessey | Norwich | NR8 5FZ

Guide Price £190,000

****GUIDE PRICE £190,000 - £200,000 OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this modern two-bedroom end-terrace house, quietly tucked away on the highly sought-after Queens Hill estate and offering an excellent opportunity for first-time buyers, young professionals and investors alike. The property provides well-planned accommodation comprising a welcoming entrance hall, a bright and comfortable lounge/diner, a modern fitted kitchen and a convenient ground floor WC. Upstairs, there are two well-proportioned bedrooms and a family bathroom accessed from the landing. Outside, the property benefits from a neat lawned front garden, an enclosed rear garden providing a private space to relax and entertain, and the added convenience of one allocated parking space. Further benefits include double glazing, gas central heating and the advantage of being offered with no onward chain. Combining modern living with a desirable location and excellent transport links, this fantastic home would make an ideal first-time purchase or buy-to-let investment. 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 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

Part glazed front door to entrance hall, stairs to first floor, radiator.

Lounge/Diner 14'9" x 12'1"

Patio doors, radiator, large storage cupboard.

Kitchen 9'10" x 5'2"

Superb modern kitchen with ample storage and work surface. Appliances include gas hob, electric oven, cooker hood, dishwasher, washing machine & fridge/freezer.

Cloakroom

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

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom One 12'1" x 8'6"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 12'1" x 8'2"

Double glazed window, radiator.

Bathroom

Modern bathroom suite in white comprising bath with thermostatic shower over, WC and wash basin. Chrome heated towel rail, extensive tiling.

Outside

Fully enclosed sunny South facing rear garden mainly laid to lawn with patio area, timber shed. Open plan front garden. One allocated off street parking space, communal visitor parking and unrestricted on street parking.

Local Authority

South Norfolk District 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		
(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	

Local Authority

South Norfolk District 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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