







11 Mansfield Lane I I Lakenham I NR1 2JT

Price Guide £240,000

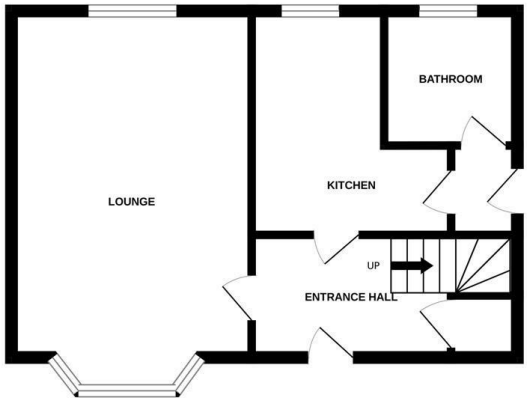
GUIDE PRICE: £240,000 - £250,000 **EXCELLENT FIRST TIME PURCHASE** Gilson Bailey are delighted to offer this three bedroom, semi detached house, occupying a generous plot in a convenient location to the south of Norwich. The accommodation comprises an entrance hall, spacious lounge/diner, fitted kitchen and bathroom to the ground floor, while upstairs there are three bedrooms off landing, with bedroom one benefiting from its own en-suite WC. Outside, the property enjoys good sized gardens to both the front and rear, offering plenty of space for outdoor entertaining and family life, along with a driveway providing ample off road parking. Further benefits include double glazing and gas heating. Offering excellent potential and generous accommodation both inside and out, this property would make a fantastic first time purchase or family home, so be quick to book a viewing.

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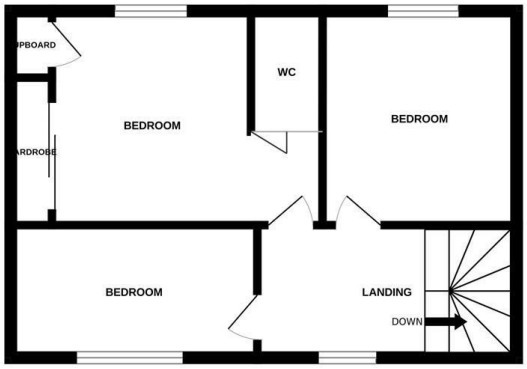
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GROUND FLOOR



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
The favoured south city of Norwich offers good access to and from the City centre along with popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich Bus station, Chapelfield Gardens, University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge/diner, kitchen and stairs to first floor.

Lounge/Diner 16'4" x 10'10"
Two double glazed windows, two radiators.

Kitchen 10'4" x 6'3"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and tumble dryer, double glazed window, door to side.

Bathroom 6'2" x 5'7"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing
Doors to three bedrooms.

Bedroom One 9'8" x 9'1"
Double glazed window, radiator, built in wardrobes.

WC 5'6" x 3'3"
Low level WC, hand wash basin.

Bedroom Two 10'5" x 8'11"
Double glazed window, radiator.

Bedroom Three 11'5" x 6'3"
Double glazed window, radiator.

Outside Front
Lawned garden with mature plants and trees and a large driveway providing off road parking.

Outside Rear
Patio area, lawned garden, timber shed, enclosed by timber fencing.

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.

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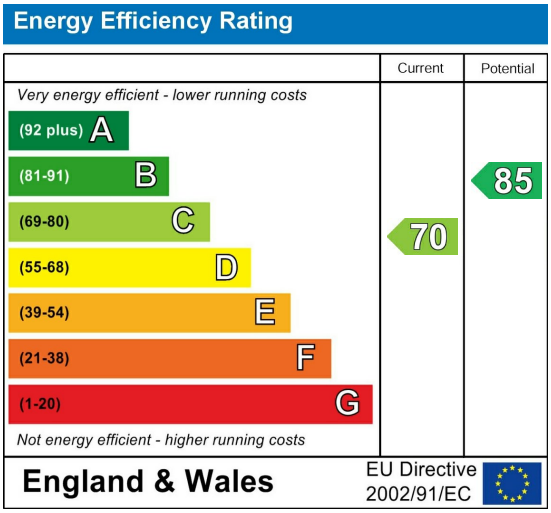












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.