







86 Skelton Road I I Norwich I NR7 9UH

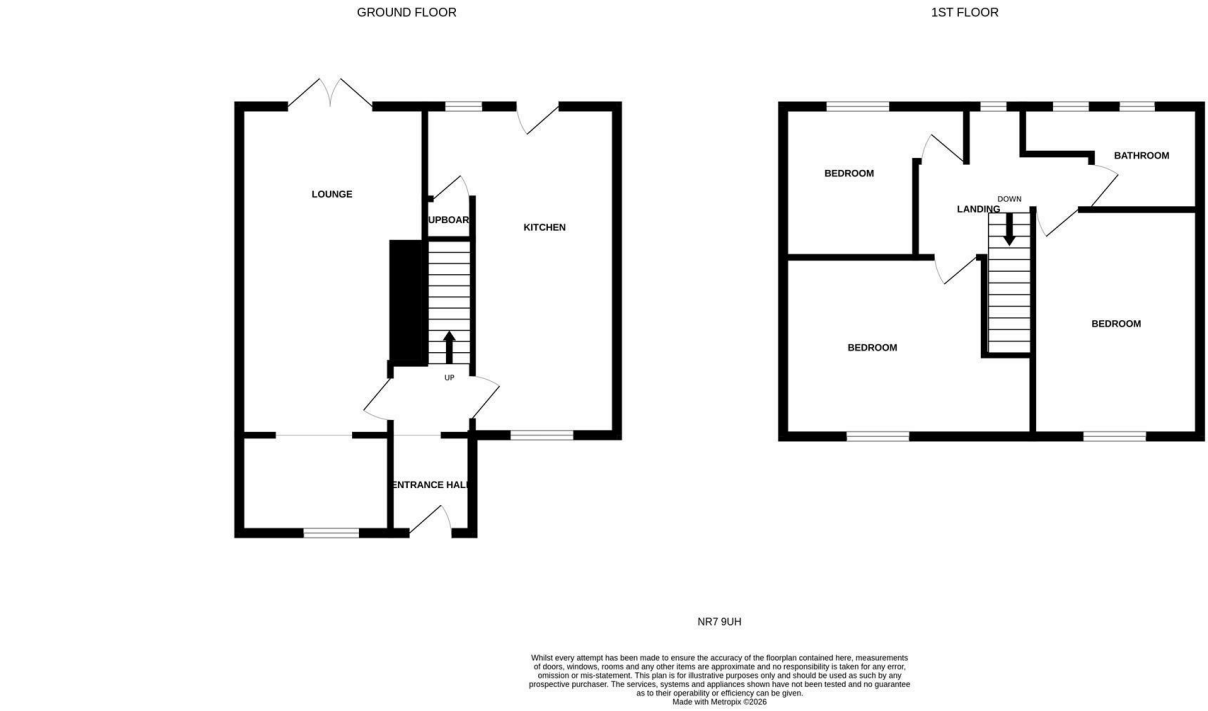
Offers In Excess Of £230,000

EXTENDED TERRACE HOUSE Gilson Bailey are delighted to offer this well presented and extended, three bedroom mid-terrace house, ideally positioned within the sought-after Heartsease estate and offered in excellent condition throughout. Providing spacious and well-balanced accommodation, this attractive home is perfectly suited to modern living and represents a fantastic opportunity for first-time buyers looking for a property ready to move straight into and enjoy. The ground floor comprises a welcoming entrance hall leading into a generously sized extended lounge, providing a wonderful space for relaxing and entertaining, alongside a stylish modern kitchen/diner, creating a fantastic sociable setting for cooking and everyday dining. Upstairs, there are three well-proportioned bedrooms and a family bathroom off landing, offering a practical layout for couples and growing families alike. Outside, the property benefits from a driveway providing off-road parking, while to the rear is a good-sized, enclosed garden, providing an excellent space for entertaining, gardening or simply enjoying the warmer months. Further benefits include double glazing and gas heating. Combining extended accommodation, excellent presentation, modern interiors, private parking and a generous rear garden in a popular Heartsease location, this appealing property would make a fantastic first-time purchase, so be quick to book a viewing.

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Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk



Location
Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

Accommodation Comprises
Front door to:

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

Lounge 25'1" x 10'11"
Double glazed window, patio doors, two radiators.

Kitchen/Diner 19'5" x 11'4"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated washing machine and dishwasher, space for fridge/freezer, double glazed window, door to rear, radiator.

First Floor Landing
Doors to three bedrooms and bathroom.

Bedroom One 12'5" x 10'10"
Double glazed window, radiator.

Bedroom Two 13'6" x 9'10"
Double glazed window, radiator.

Bedroom Three 11'5" x 8'3"
Double glazed window, radiator.

Bathroom 9'6" x 5'5"
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, two frosted double glazed windows.

Outside Front
Driveway providing off road parking.

Outside Rear
Timber decking, lawned garden, large storage 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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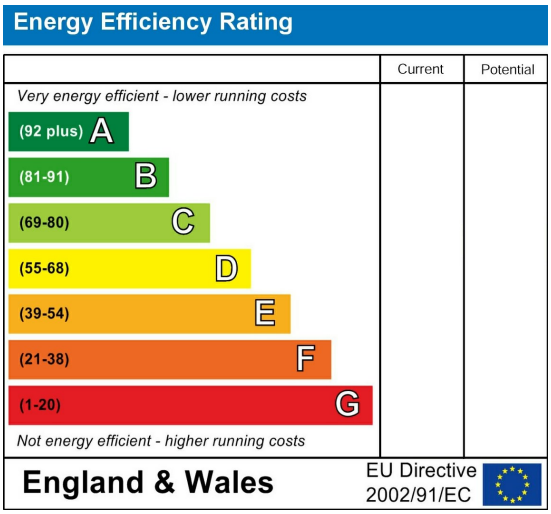












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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