

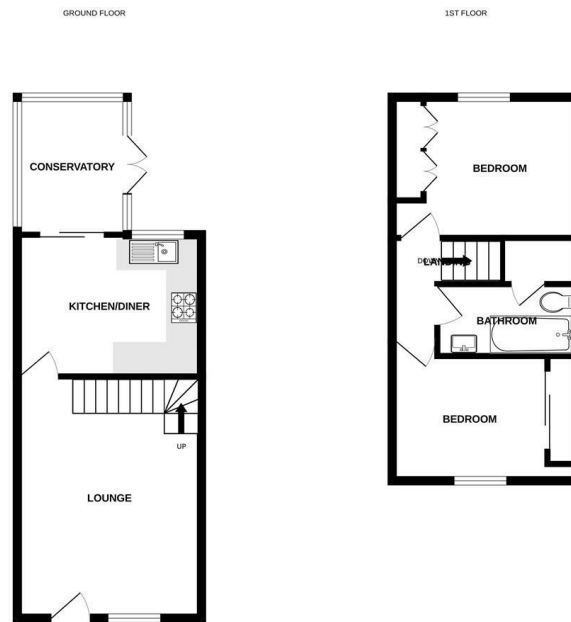


23 Pond Road | Horsford | Norwich | NR10 3SW

£245,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well-presented two-bedroom semi-detached home, peacefully tucked away within a quiet cul-de-sac in the highly desirable village of Horsford. Ideal for first-time buyers, this attractive property offers comfortable and well-balanced accommodation throughout, comprising a welcoming lounge, a spacious kitchen/dining room and a bright conservatory overlooking the rear garden. Upstairs, there are two generously sized bedrooms and a modern shower room accessed from the landing. Externally, the property enjoys a lawned front garden, a private driveway providing off-road parking and leading to a garage, while the enclosed rear garden offers a pleasant outdoor space for relaxing, gardening or entertaining. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain. Conveniently located close to local amenities, schools and transport links, this charming home presents a fantastic opportunity to step onto the property ladder, with early viewing highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown hereon are those intended and no guarantee as to their availability or efficiency can be given. Made with Metaphor 12/2014

Location

Horsford is a popular village to the north of Norwich with a range of local amenities including village school, village hall, recreation ground, shopping facilities, regular bus services to and from Norwich city centre, ease of access to the new NDR, Norwich ring road and the North Norfolk coast.

Accommodation Comprises

Front door to:

Lounge 15'8" x 11'10"

Double glazed window, radiator, stairs to first floor.

Kitchen/Diner 11'11" x 8'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, freezer and washing machine, double glazed window, sliding patio doors, radiator.

Conservatory 8'9" x 6'5"

Radiator, patio doors to garden.

First Floor Landing

Doors to two bedrooms and shower room.

Bedroom One 11'10" x 9'0"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 11'10" x 7'2"

Double glazed window, radiator, built in wardrobe.

Shower Room 8'10" x 4'6"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Lawned garden and driveway leading to a single garage.

Outside Rear

Lawned garden, mature plants and shrubs, enclosed by timber fencing with side gate access.

Local Authority

Broadland 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	61	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland 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.