

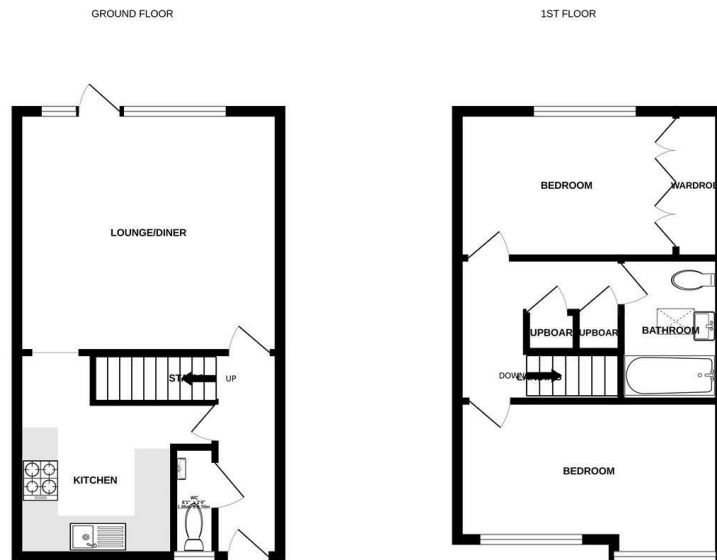


10 Pine Close | | Norwich | NR4 7PU

£250,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this attractive and well-presented, two double bedroom mid-terrace house, pleasantly positioned within a rarely available and highly desirable location just off Newmarket Road and offered with the significant advantage of no onward chain. Presented in good condition throughout, this appealing home provides comfortable and well-balanced accommodation, making it an excellent opportunity for first-time buyers, downsizers or those seeking a conveniently located property. The ground floor comprises a welcoming entrance hall, fitted kitchen, spacious lounge/diner offering plenty of room for relaxing and entertaining, and a convenient cloakroom. Upstairs, there are two generously sized double bedrooms and a family bathroom off landing, providing a practical and comfortable layout. Outside, the property benefits from a low-maintenance enclosed rear garden, ideal for enjoying the warmer months without the upkeep, together with the valuable addition of a single en-bloc garage and further parking. The property also enjoys well-maintained communal grounds, creating an attractive setting. Further benefits include double glazing and gas central heating. Combining two double bedrooms, excellent parking facilities, a desirable location just off Newmarket Road and a chain-free sale, this lovely home is sure to appeal to a wide range of buyers, so be quick to book a viewing.





10 PINE CLOSE, NORWICH NR4 7PU

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 misstatement. 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 golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge/Diner 14'5" x 13'7"

Double glazed window to rear, door to garden, radiator, t.v. point.

Kitchen 10'10" x 8'6"

Fitted wall and base units with worktops over, sink and drainer, space for fridge, washing machine and cooker, radiator, storage cupboard, double glazed window to front, boiler.

WC

Low level WC, hand wash basin, radiator, frosted window to front.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 14'5" x 10'7"

Double glazed window to front, radiator, built in wardrobes.

Bedroom Two 14'6" x 8'9"

Double glazed window to rear, radiator.

Bathroom

Panelled bath, low level WC, hand wash basin, radiator.

Outside

Enclosed paved rear garden, well maintained communal grounds, en-bloc garage and further parking.

Local Authority

Norwich City Council - Tax Band C

Utilities

Fibre to the property.
Mains gas, water and electric.

Tenure

Leasehold

Term: 999 years from 01 January 1977

Service Charge: 2024 to 2025 - £578 per annum, 2025 to 2026 - £1436 per annum

The increase in service charge was due to Tree works been undertaken.

Ground Rent: £40 per annum

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		87
(69-80) C		
(55-68) D	61	
(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 C

Tenure

Leasehold

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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