



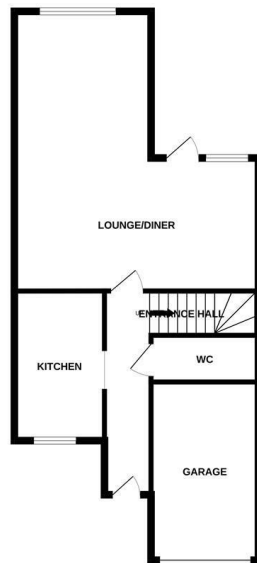
16 Buckland Rise | | Norwich | NR4 6HD

Offers In Excess Of £335,000

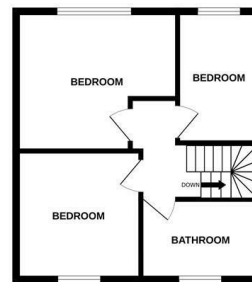
****RENOVATED EXTENDED SEMI DETACHED HOUSE ON A CORNER PLOT IN THE HIGHLY SOUGHT AFTER EATON WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this **EXTENDED, THREE BEDROOM, SEMI DETACHED HOUSE** situated on a **CORNER PLOT** in the requested suburb of Eaton. Accommodation comprises entrance hall, open plan lounge/diner, **NEWLY FITTED MODERN KITCHEN** and WC to the ground floor. On the first floor there are three bedrooms and a stylish **MODERN BATHROOM** off landing. Outside there are lawned gardens to the front and side offering potential to extend subject to planning, there is also a driveway providing **OFF ROAD PARKING** leading to an **INTEGRAL GARAGE** and to the rear there is an enclosed lawned garden. The house benefits from double glazing, gas heating and has been **RENOVATED THROUGHOUT**. The property would make an excellent family home so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other data 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 subsequent purchase. The layout, contents and appearance shown here are based on plans and do not guarantee as to true condition or otherwise of the property.
Made with MyPlan 10/2011

Location

Eaton is a suburb of Norwich and lies to the south west, conveniently located to the A47 southern bypass and A11, the main route to London and Cambridge. Offering a good selection of local amenities including Waitrose supermarket, schooling, popular pubs and restaurants, local parks and golf course. There are regular bus services to and from the City centre with ease of access to both 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 21'8" x 19'1"

Double glazed window, PVC door, two radiators.

Kitchen 11'8" x 6'10"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for fridge/freezer and washing machine, double glazed window, radiator.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 10'11" x 10'8"

Double glazed window, radiator, storage cupboard housing boiler.

Bedroom Two 9'10" x 9'3"

Double glazed window, radiator, storage cupboard.

Bedroom Three 10'8" x 7'10"

Double glazed window, radiator, built in wardrobe.

Bathroom 8'8" x 5'7"

New Walk in Shower, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Lawned garden, driveway providing off road parking leading to an integral garage.

Outside Rear

Lawned garden enclosed by timber fencing with side gate access.

Local Authority

Norwich City Council, Tax Band C.

Tenure

Freehold


Utilities

Full fibre broadband available.
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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band C

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.