



80 Rider Haggard Road | | Norwich | NR7 9UQ

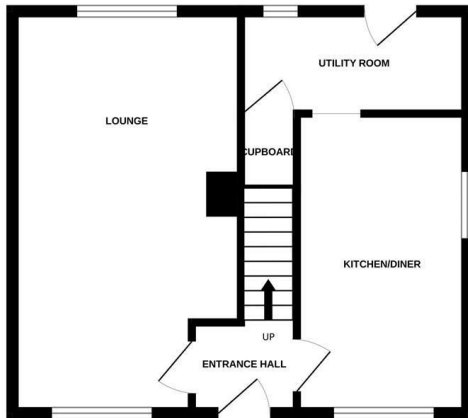
Guide Price £230,000

**** EXCELLENT FAMILY HOME WITH MODERN UPGRADES **** Gilson Bailey are excited to bring to market this beautifully presented three-bedroom end-of-terrace set in the ever-popular Heartsease area of NR7. The current owners have done a fantastic job improving the property, making it a great option for anyone looking for a home that's ready to move straight into.

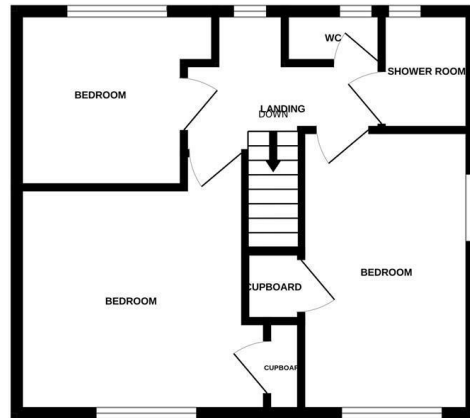
Step inside and you'll find a bright, dual-aspect living room that runs the full length of the house, filling the space with natural light and giving you plenty of room to relax or entertain. The spacious and modern kitchen/diner is perfect for everyday living, with a handy utility area to keep things organised. Upstairs, you'll find three well-sized bedrooms, all offering comfortable living space, a modern fitted shower room and WC. Outside there's a generous lawned garden—ideal for summer get-togethers, family time, or simply unwinding outdoors. There is also a shared driveway to the front providing access to the lawned garden. Be quick to book a viewing.



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

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 19'6" x 10'11"

Kitchen/Diner 14'2" x 8'1"

Utility Room 11'4" x 4'8"

First Floor Landing

Doors to three bedrooms, shower room and WC.

Bedroom One 12'7" x 12'2"

Bedroom Two 13'6" x 8'2"

Bedroom Three 9'7" x 8'4"

Shower Room 5'6" x 4'8"

WC 3'8" x 2'5"

Outside Front

Shared driveway leading to lawned garden offering potential off road parking.

Outside Rear

Large lawned garden, patio area, mature plants and shrubs, 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(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 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.