



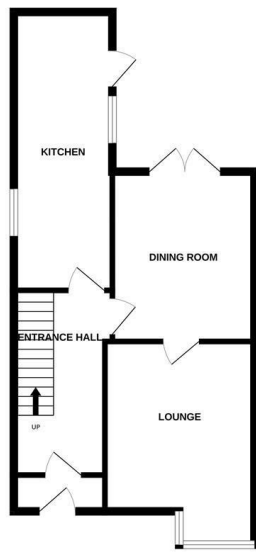
318 Bowthorpe Road | | Norwich | NR5 8AB

Offers In Excess Of £250,000

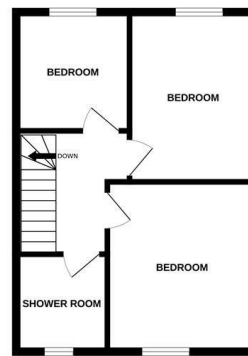
****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this extended three/ four bedroom semi-detached house, ideally situated to the west of Norwich and conveniently located close to the University and Hospital. Offering spacious and versatile accommodation throughout, this attractive home comprises a welcoming entrance hall, comfortable lounge, separate dining room/ bedroom and an extended kitchen providing excellent space for modern family living and entertaining. Upstairs, there are three well-proportioned bedrooms and a shower room accessed off landing. Outside, the property benefits from generous front and rear gardens, offering plenty of outdoor space for families, gardening enthusiasts or those who enjoy entertaining. Further benefits include double glazing, gas central heating and the added advantage of no onward chain. Perfectly positioned for access to local amenities, transport links and key employers, this fantastic property would make an ideal first-time purchase or an excellent buy-to-let investment, and early viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of walls, fixtures, fittings 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 a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metropac (2020)

Location

Located within walking distance to the University of East Anglia and also within close access to the Norfolk and Norwich University Hospital as well as popular local shops, pubs and restaurants. There is ease of access to and from the city centre, Norwich ring road and A47 southern bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, kitchen and stairs to first floor.

Lounge 11'10" x 10'4"

Double glazed window, radiator.

Dining Room 11'11" x 9'10"

Patio doors, radiator.

Kitchen 19'7" x 6'10"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, two double glazed windows, door to side.

First Floor Landing

Doors to three bedrooms and shower room.

Bedroom One 11'11" x 10'4"

Double glazed window, radiator.

Bedroom Two 11'11" x 8'10"

Double glazed window, radiator.

Bedroom Three 8'7" x 7'4"

Double glazed window, radiator.

Bathroom 6'9" x 5'8"

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

Outside Front

Shingled garden with mature shrubs and trees with path to front door.

Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, enclosed by timber fencing and hedging.

Local Authority

Norwich City Council, Tax Band C.

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		84
(69-80) C	69	
(55-68) D		
(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

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.