

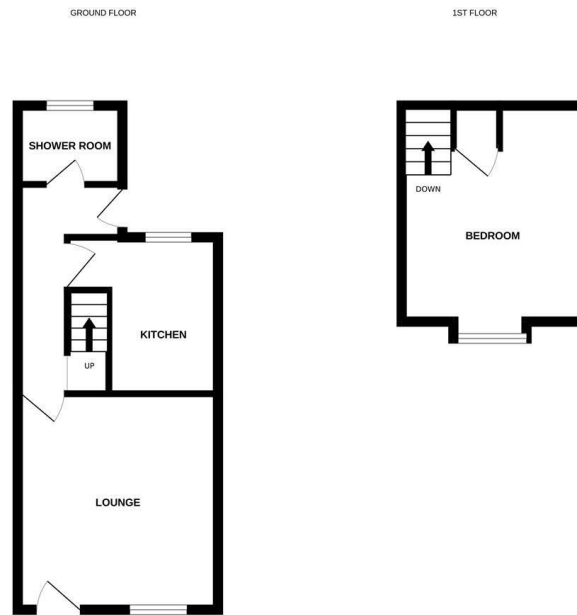


94 Bull Close Road | | Norwich | NR3 1NQ

£170,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this charming and unique one-bedroom end-terrace home, ideally situated in the ever-popular NR3 area of Norwich, just a short walk from the vibrant city centre. Offered with no onward chain, this delightful property presents an excellent opportunity for first-time buyers, professionals or buy-to-let investors alike. The accommodation comprises a bright and welcoming lounge, a fitted kitchen and a shower room to the ground floor, while the first floor boasts a spacious double bedroom. Outside, the property benefits from a low-maintenance front garden and a south-facing, bisected, gated back garden, providing the perfect space to relax and enjoy the sunshine. Further benefits include double glazing and gas central heating. Combining character, convenience and an enviable location close to an excellent range of local amenities, cafés, restaurants and transport links, this fantastic home is sure to prove popular, and early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, walls and any other parts 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, fixtures and fittings shown hereon have not been tested and no guarantee is given for their operation or efficiency under the terms of the contract. Made with MyPlan 02000.

Location

Bull Close Road is within walking distance of the City centre and is close by to many local amenities including schooling, popular local pubs, restaurants, shops and supermarkets. There is ease of access to the Norwich Ring Road, Norwich train station and the NDR.

Accommodation Comprises

Front door to:

Lounge 11'6" x 10'11"

Window, radiator.

Kitchen 9'1" x 8'9"

Fitted wall and base units with worktops over, sink and drainer, cooker, space for fridge/freezer and washing machine, window, radiator.

Shower Room 5'11" x 4'6"

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

Bedroom 13'5" x 11'5"

Window, radiator, cupboard, eaves storage.

Outside Front

Small low maintenance garden with path to front door.

Outside Rear

Bisected paved garden enclosed by fencing and walling.

Local Authority

Norwich City Council, Tax Band A.

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		90
(69-80) C		
(55-68) D		
(39-54) E	52	
(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 A

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.

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