



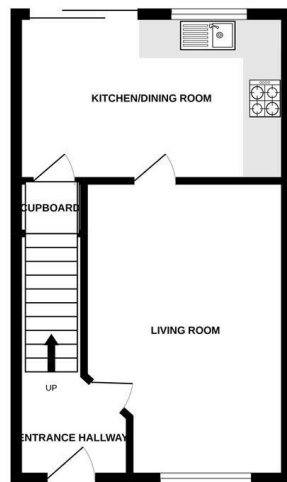
26 Edgehill | Dussindale | Norwich | NR7 0UY

Offers In Excess Of £195,000

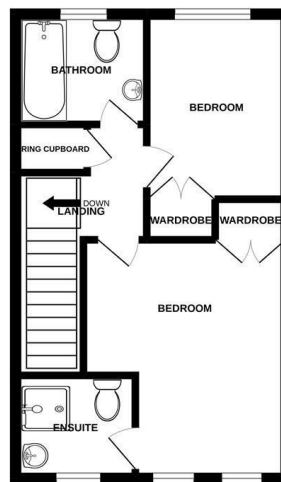
**** NO ONWARD CHAIN AND PRICED TO SELL **** Gilson Bailey are pleased to present this well-maintained modern two-bedroom home, ideally positioned in a quiet cul-de-sac. The property is conveniently located close to local supermarkets, schools, and offers easy access to the city centre. The accommodation comprises an entrance hall, a spacious living room, and a kitchen/dining room. There are two bedrooms, with the main bedroom benefiting from an en-suite, along with a separate family bathroom. Outside, the property features a private, enclosed south-facing garden and off-street parking for one vehicle. Additional benefits include double glazing and gas central heating.



GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 673 sq.ft. (62.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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 only prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metreplus (0502)

Location

Dussindale can be found within the popular suburb of Thorpe St Andrew to the east of Norwich. The modern estate is within close access to a selection of amenities including schooling for all ages, shops (including Sainsburys superstore) and popular pubs and restaurants. There is ease of access to the Broadland Business Park, A47 Southern Bypass, NDR and Norfolk Broads with excellent public transport links to and from Norwich City centre.

Accommodation Comprises

Door to

Living Room 14'9" x 10'5"

Large living room with big front aspect window which allows much natural light in providing the room with a bright and welcoming feel. TV / BT points, radiator, door to kitchen.

Kitchen/Dining Room 13'9" x 8'10"

Kitchen with ample storage and work surface. Appliances include electric cooker and cooker hood over. Space and plumbing for additional appliances. dining area with patio sliding doors to garden. Built in storage cupboard.

Bedroom One 11'9" x 10'5"

Double bedroom, front aspect window, built in double wardrobe, TV point, radiator. Door to en-suite shower room.

En-Suite

Suite in white comprising shower cubicle, WC and wash basin. Frosted window, radiator.

Bedroom Two 9'10" x 7'2"

Second double bedroom, rear aspect window overlooking the garden, built in wardrobe, radiator.

Bathroom

Bathroom suite in white comprising bath, WC and wash basin. Frosted window, radiator.

Garden

Fully enclosed private South facing rear garden. Mainly laid to lawn, timber shed.

Parking

One allocated parking spaces. Unrestricted on street parking.

Local Authority

Broadland District Council - Tax Band B

Tenure

Freehold

Utilities

Ultrafast Broadband available.
Mains electric, gas and electricity.

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		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District 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.

<https://www.gilsonbailey.co.uk>
01603764444