







11 Blickling Road I I Norwich I NR6 6DQ

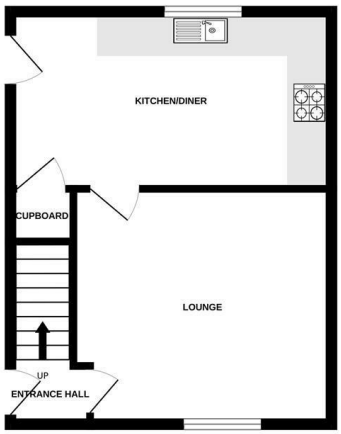
Offers In Excess Of £210,000

LOVELY END TERRACE HOUSE OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this attractive and well-presented, two bedroom end-terrace house, pleasantly tucked away in a quiet position to the north of Norwich and offered with the significant advantage of no onward chain. Providing comfortable and well-planned accommodation, this appealing home presents an excellent opportunity for first-time buyers looking to get onto the property ladder. The ground floor comprises a welcoming entrance hall, inviting lounge and a modern fitted kitchen/diner, creating a fantastic sociable space for cooking, dining and entertaining. Upstairs, there are two well-proportioned bedrooms and a family bathroom off landing, offering a practical layout for everyday living. Outside, the property benefits from a small, low-maintenance artificial lawn to the front, while to the rear is a good-sized, enclosed garden, providing an excellent space for relaxing, gardening or enjoying the warmer months. The property also enjoys the valuable advantage of one off-road parking space, adding further convenience. Additional benefits include double glazing and gas heating. Combining excellent presentation, modern living accommodation, generous outside space, private parking and a tucked-away setting, this attractive chain-free home would make a fantastic first-time purchase, so be quick to book a viewing.

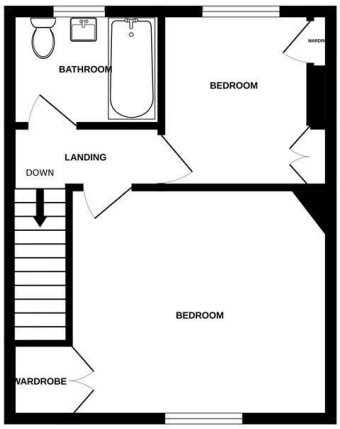
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GROUND FLOOR



1ST FLOOR



NR6 6DQ

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
Blickling Road is located to the North of Norwich close by to many local amenities including schooling, parks, convenient shops, Morrison's supermarket, local pubs and restaurants. There is ease of access to Norwich ring road and NDR with regular public transport links to and from the city centre.

Accommodation Comprises
Front door to:

Entrance Hall
Door to lounge and stairs to first floor.

Lounge 12'7" x 11'3"
Double glazed window, radiator.

Kitchen/Diner 16'0" x 8'7"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated washing machine and dishwasher, space for fridge/freezer, cupboard, double glazed window, door to side.

First Floor Landing
Doors to two bedrooms and bathroom.

Bedroom One 12'11" x 11'3"
Double glazed window, radiator, built in wardrobe.

Bedroom Two 8'7" x 8'3"
Double glazed window, radiator, built in wardrobe.

Bathroom 5'8" x 5'4"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Artificial lawn with low level fencing.

Outside Rear
Patio area, lawned garden, mature plants and shrubs, enclosed by fencing and walling with rear gate access and one off road parking space.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Freehold
Service Charge: £263.91 per annum.

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.

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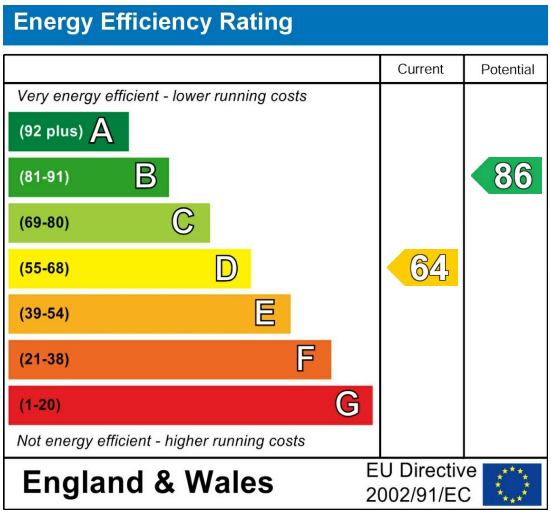












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Freehold

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.