



**47 Chestnut Avenue | Spixworth | Norwich | NR10**

**Offers In Excess Of £200,000**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this spacious three-bedroom mid-terrace home, ideally located within the highly sought-after village of Spixworth. Offering well-proportioned and versatile accommodation, the property comprises a welcoming entrance hall, a generous lounge/diner perfect for both relaxing and entertaining, a well-appointed kitchen, and a convenient ground floor WC. Upstairs, three comfortable bedrooms and a family bathroom are accessed from the landing. Externally, the property benefits from an enclosed rear garden providing a low-maintenance outdoor space, along with access to a single garage. Further advantages include double glazing, gas central heating, and the added benefit of no onward chain, ensuring a smooth and straightforward purchase. An excellent opportunity for first-time buyers, this superb home is not to be missed—early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 structure, systems and appliances shown have not been tested and no guarantee as to their condition or efficacy can be given. Made with Metropac C3000.

## Location

The popular village of Spixworth is well served by a great selection of local amenities including infant and junior schools, doctor and dentist surgeries, village hall and pub. There are regular public transport links to and from Norwich city centre with ease of access to the NDR and The Norfolk Broads.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge/diner, kitchen, WC and stairs to first floor.

### Lounge/Diner 18'4" x 15'3"

Patio doors, two radiators, storage cupboard.

### Kitchen 9'1" x 7'3"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window.

### WC

Low level WC, hand wash basin, frosted double glazed window.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 12'3" x 8'7"

Double glazed window, radiator, wardrobe.

### Bedroom Two 10'9" x 8'9"

Double glazed window, radiator.

### Bedroom Three 10'9" x 6'3"

Double glazed window, radiator.

## Bathroom

Panelled bath with shower over, low level WC, hand wash basin, radiator.

## Outside

Lawned garden, patio area, enclosed by timber fencing with rear access to garage.

## Local Authority

Broadland District 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Broadland District Council, Tax Band B

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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.