

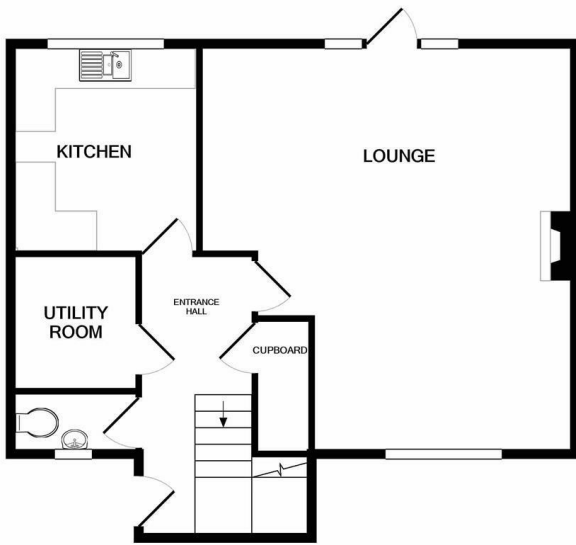


60 Middleton Crescent | | Costessey | NR5 0PX

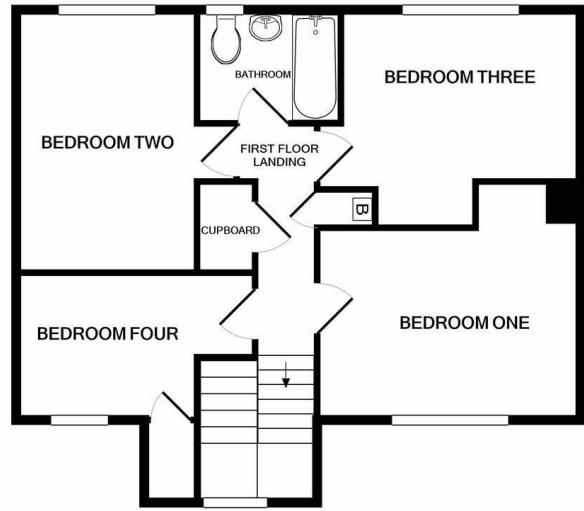
Offers In Excess Of £300,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this substantial four-bedroom semi-detached family home, ideally situated in the heart of the ever-popular suburb of Costessey. The well-proportioned accommodation comprises an entrance hall, WC, utility room, fitted kitchen and a generous lounge/dining room, perfect for family living and entertaining. To the first floor are four bedrooms off the landing and a separate family bathroom. Externally, the property benefits from an enclosed front garden, a low-maintenance rear garden and off-road parking for residents to the rear. Further features include double glazing, gas central heating and the added advantage of no onward chain, making this an excellent opportunity for families or buy-to-let investors alike—early viewing is highly recommended.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Costessey can be found to the west of Norwich with a selection of amenities including good primary and secondary schooling, selection of shops, popular local pubs and restaurants, also good access to the University of East Anglia, University Hospital, A47 Southern Bypass and good public transport links in and out of the city centre.

Accommodation Comprises:

Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, utility room and WC. Radiator, stair case to first floor and storage cupboard.

WC

Frosted double glazed window to front, low level WC, hand wash basin, tiled splashbacks and radiator.

Utility Room 6'9" x 5'8"

Excellent storage, Radiator

Kitchen 10'4" x 9'4"

Double glazed window to rear, fitted wall and base units with worktops over, space for fridge/freezer, dishwasher and washing machine, one and a half sink and drainer, tiled splashbacks and space for cooker with a four ring hob.

Lounge/Diner 20'11" x 18'7"

Double glazed window to front, patio doors to rear garden, two radiators and TV points.

First Floor Landing

Double glazed window to rear, two storage cupboards, one housing gas boiler.

Bathroom

Frosted glazed window to rear, low level w.c., wash basin, bath with electric shower over, radiator and extensive tiling.

Bedroom One 13'1" x 9'10"

Double glazed window to front and radiator.

Bedroom Two 13'0" x 8'10"

Double glazed window to rear and radiator.

Bedroom Three 11'10" x 8'9"

Double glazed window to rear and radiator.

Bedroom Four 8'9" x 7'6"

Double glazed window to front, radiator and built in wardrobe.

Outside

The front garden is enclosed by hedging with path to front door and the rear garden is enclosed by timber fencing. There is residents parking to the rear of the property.

There is an option of off road parking to the front STP with the dropped curb.

Local Authority

South Norfolk District Council, Tax Band B

Tenure

Freehold

Utilities

Full fibre broadband available.
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		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk 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.

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