

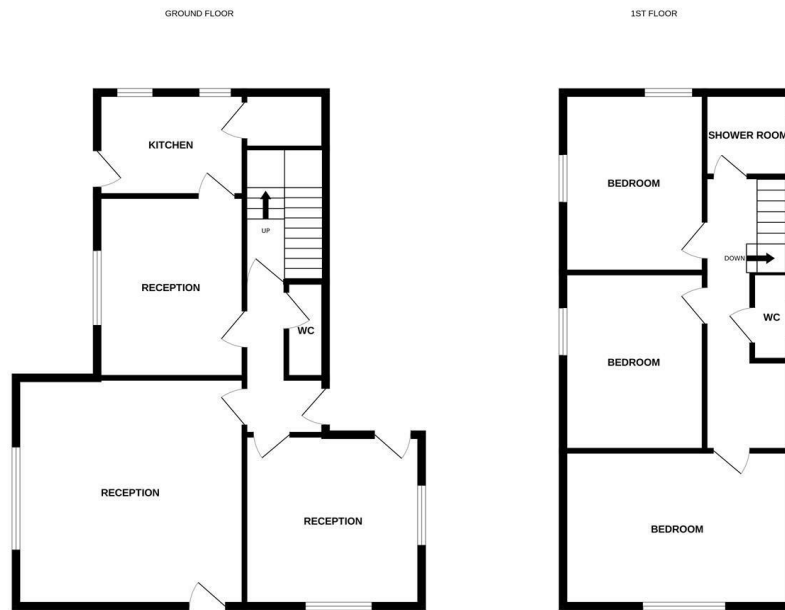


75 Manor Road | Horsham St. Faith | Norwich | NR10

Guide Price £250,000

****UNIQUE AND RARELY AVAILABLE DETACHED HOUSE**** Gilson Bailey are delighted to offer this truly one-of-a-kind three-bedroom detached house, occupying a unique and peaceful position within the grounds of Horsham St Faith Crematorium. Offering an opportunity for those seeking a project with enormous potential, the property provides spacious and versatile accommodation comprising three reception rooms, a kitchen and a convenient ground floor WC. Upstairs, there are three well-proportioned bedrooms, a shower room and a further WC off the landing. Outside, the property benefits from off-road parking to the front and a lawned rear garden, offering a blank canvas for landscaping and outdoor enjoyment. The house further benefits from gas central heating and is offered with no onward chain. Requiring renovation and modernisation throughout, the home presents a fantastic opportunity to create a truly individual residence tailored to your own tastes and requirements. Properties in such a unique setting rarely come to the market, so early viewing is highly recommended to appreciate the potential on offer.





While every attempt has been made to ensure the accuracy of the floorplan contained here, 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 any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency can be given.
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Location

The village of Horsham St. Faith is located to the north of Norwich close by to local amenities including village school, public house and doctors with a further range of amenities in the market town of Aylsham, village of Spixworth and suburb of Hellesdon. There are good road links into both the city centre, Norwich International Airport and the North Norfolk coast.

Accommodation Comprises

Front door to:

Reception Room 15'11" x 15'10"

Reception Room 12'7" x 10'2"

Reception Room 12'4" x 11'11"

Kitchen 10'3" x 7'2"

WC

First Floor Landing

Doors to three bedrooms, shower room and WC.

Bedroom 16'6" x 10'11"

Bedroom 12'5" x 10'2"

Bedroom 12'4" x 10'2"

Shower Room 5'10" x 5'9"

WC

Outside

Driveway providing off road parking at the front and a lawned garden to the rear.

Local Authority

Broadland District Council.

Tenure

Freehold

Utilities

Fibre to the cabinet

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.

Agents Note

Please note work is in progress for the separation of the property from the offices next door, there will also be a clear segregation of the gardens outside with the crematorium.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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

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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