







21 Antingham Road I I Norwich I NR7 9TA

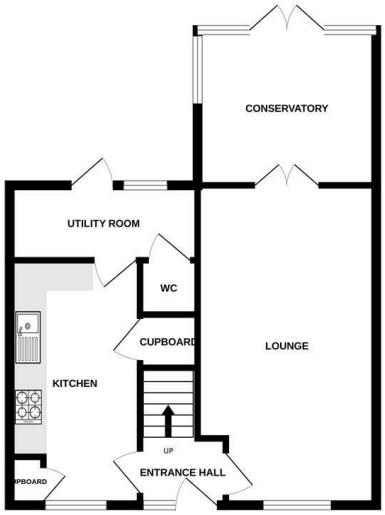
Offers In Excess Of £235,000

EXTENDED MID TERRACE OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this well-presented and extended, three bedroom mid-terrace house, conveniently situated to the north-east of Norwich and offered with the added advantage of no onward chain. Presented in good decorative order throughout, the property offers generous and practical accommodation comprising an entrance hall, spacious lounge/diner, fitted kitchen, conservatory, useful utility room and WC to the ground floor. Upstairs, there are three well-proportioned bedrooms and a modern fitted bathroom off landing, providing an ideal layout for couples and families alike. Outside, the property benefits from a paved driveway providing off-road parking, while to the rear is a well-maintained lawned garden, offering an excellent space for entertaining, relaxing or enjoying the warmer months. Further benefits include double glazing and gas-fired central heating. Combining extended living space, three bedrooms, private parking and a chain-free sale, this appealing home would make a fantastic first-time purchase or buy-to-let investment, so be quick to book a viewing.

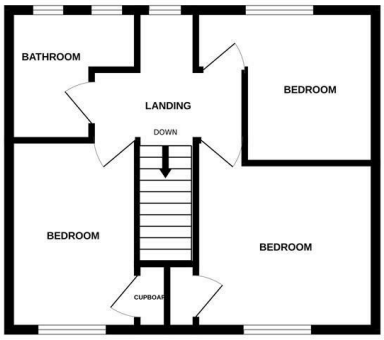
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GROUND FLOOR



1ST FLOOR



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
Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

Accommodation Comprises:
Front door to:

Lounge/Diner 19'3" x 10'11"
Double glazed window to front uPVC patio doors to rear, radiator.

Kitchen 14'3" x 8'2"
Fitted wall and base units with work tops over, sink and drainer, four ring gas hob with extractor over, fitted double oven, integrated dishwasher and fridge/freezer, double glazed window to front, radiator.

Utility Room 11'4" x 4'7"
Space for washing machine and tumble dryer, uPVC door to rear, double glazed window to rear.

WC
Low level WC, hand wash basin.

Conservatory 11'5" x 8'8"
Double glazed uPVC and brick construction with patio doors and radiator.

First Floor Landing
With doors to all bedrooms and bathroom.

Bedroom One 12'5" x 12'1"
Double glazed window to front, radiator, storage cupboard.

Bedroom Two 13'6" x 9'11"
Double glazed window to front, radiator, storage cupboard.

Bedroom Three 11'6" x 8'2"
Double glazed window to rear, radiator.

Bathroom 9'4" x 5'4"
Tiled bath with rainfall shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window to rear.

Outside - Front
Paved driveway for off-road parking.

Outside - Rear
Well maintained garden with patio seating area, lawned area, timber shed, enclosed by timber fencing with side gate access to passage.

Local Authority
Norwich City 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.

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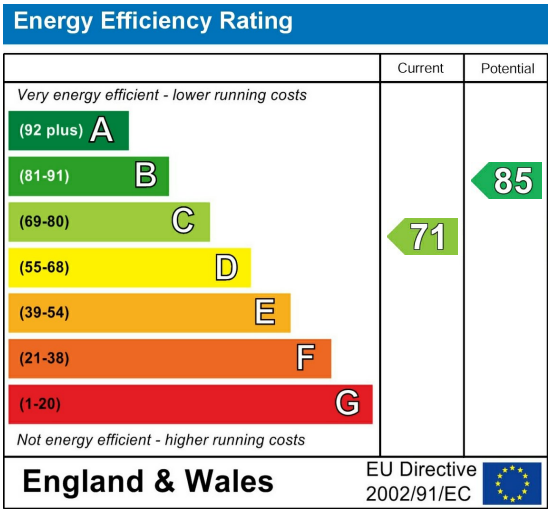












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.