

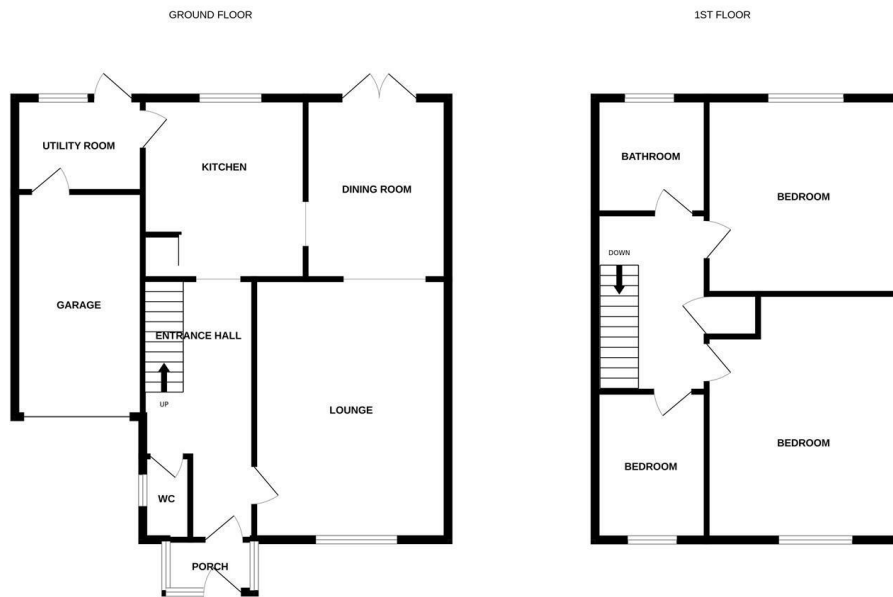


23 Penryn Close | | Norwich | NR4 7LY

£300,000

****DETACHED HOUSE IN NEED OF MODERNISATION OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this spacious three-bedroom detached home, discreetly tucked away in a highly sought-after location to the west of Norwich, ideally positioned close to the University and Norfolk & Norwich Hospital, with generous accommodation comprising an entrance porch, hallway, lounge, dining room, kitchen, utility room and ground floor WC, while upstairs provides three bedrooms and a family bathroom off the landing; externally the property enjoys a driveway providing off-road parking leading to a single garage and a large, private and mature rear garden, further enhanced by double glazing, gas central heating and the advantage of no onward chain, making this an excellent family home or a strong buy-to-let investment – early viewing is highly recommended.





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

Penryn Close lies to the west, conveniently located to the A47 southern bypass and A11, the main route to London and Cambridge. Offering a good selection of local amenities including Waitrose supermarket, schooling, popular pubs and restaurants, local parks and golf course. There are regular bus services to and from the City centre with ease of access to both the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Hallway

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

Lounge 17'5" x 12'11"

Two double glazed windows, two radiators.

Dining Room 12'0" x 9'6"

Patio doors, radiator.

Kitchen 12'0" x 10'10"

Fitted wall and base units with worktops over, sink and drainer, hob and oven, window.

Utility Room 8'7" x 6'2"

Space for washing machine, door to rear.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 16'6" x 12'10"

Two windows, radiator.

Bedroom Two 13'1" x 12'10"

Two windows, radiator.

Bedroom Three 9'10" x 7'9"

Window, radiator.

Bathroom 7'7" x 7'4"

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

Outside Front

Driveway providing off road parking leading to a single garage.

Outside Rear

Large garden with mature plants, shrubs and trees enclosed by timber fencing with side gate access.

Local Authority

Norwich City Council, Tax Band D.

Tenure

Leasehold

Term 99 Years from 01 April 1968

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) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band D

Tenure

Leasehold

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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