



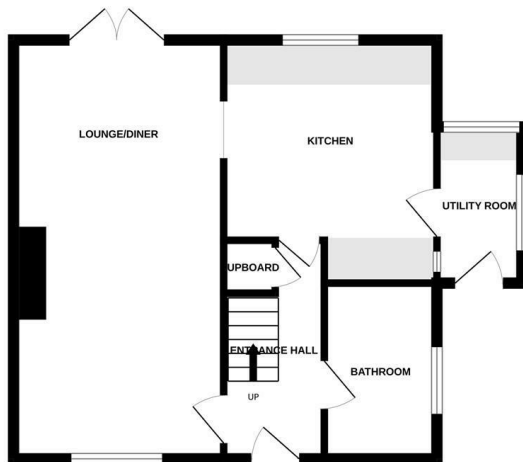
15 Back Street | Horsham St. Faith | Norwich | NR10

Guide Price £270,000

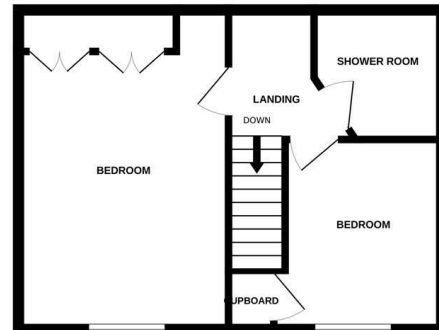
****GUIDE PRICE £270,000 - £280,000**** Gilson Bailey are delighted to offer this stunning and beautifully modernised two-bedroom semi-detached home (former 3 bed house) situated within the highly sought-after and peaceful village of Horsham St Faith. Immaculately presented throughout, the property offers stylish and comfortable accommodation comprising an entrance hall, spacious lounge/diner, fitted kitchen, useful utility room and a contemporary bathroom to the ground floor. Upstairs, there are two well-proportioned bedrooms and a modern shower room accessed from the landing, perfectly suited to modern living. Externally, the property benefits from a driveway providing off-road parking to the front, while to the rear there is a generous garden and single garage, offering excellent outdoor space and additional practicality. Further benefits include double glazing, gas central heating and excellent decorative condition throughout, making this an ideal first-time purchase ready to move straight into.



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

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:

Entrance Hall

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

Lounge/Diner 22'1" x 10'11"

Double glazed window, patio doors, radiator.

Kitchen 12'4" x 11'9"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and dishwasher, double glazed window, radiator, door to side.

Utility Room 8'2" x 4'5"

Space for washing machine, two double glazed windows.

Bathroom 9'3" x 5'10"

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

First Floor Landing

Doors to two bedrooms and shower room.

Bedroom One 14'11" x 10'11"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 9'10" x 8'9"

Double glazed window, radiator.

Shower Room 6'2" x 4'7"

Shower cubicle, low level WC, hand wash basin.

Outside Front

Driveway providing off road parking.

Outside Rear

Timber decking, lawned garden, mature shrubs and trees, single garage, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

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) A		
(81-91) B		
(69-80) C	73	80
(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, Tax Band C

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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