



46 Cedar Avenue | Spixworth | Norwich | NR10 3PA

Offers In Excess Of £220,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to present this well-presented and extended three-bedroom end-terrace home, perfectly positioned within the highly sought-after village of Spixworth. Offering generous and versatile living space, the accommodation comprises an entrance hall, a comfortable lounge, separate dining room, fitted kitchen and convenient ground floor WC. Upstairs, three bedrooms and a family bathroom are accessed off the landing. Outside, the property features a low-maintenance front garden, en-bloc garage and an impressive, good-sized rear garden arranged over tiers with both paved seating areas and lawn – ideal for entertaining or relaxing. Benefiting from double glazing, gas central heating and offered with no onward chain, this fantastic home would make an ideal first-time purchase – early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, ceiling, height and any other items are approximate and the 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, fixtures and appliances shown have not been visited and are provided as to their availability or otherwise on the plan given.
Made with Metaplan 02/05

Location

The popular village of Spixworth is well served by a great selection of local amenities including infant and junior schools, doctor and dentist surgeries, village hall and pub. There are regular public transport links to and from Norwich city centre with ease of access to the NDR and The Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge 15'1" x 13'5"

Double glazed window, radiator.

Dining Room 15'1" x 9'10"

Sliding patio doors, two radiators.

Kitchen 12'5" x 8'10"

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

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'1" x 9'10"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 10'5" x 8'10"

Double glazed window, radiator.

Bedroom Three 10'5" x 6'2"

Double glazed window, radiator.

Bathroom 6'6" x 5'6"

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

Outside Front

Low maintenance paved garden with steps down and path to front door.

Outside Rear

Patio seating area, lawned garden, enclosed by timber fencing with side gate access.

Local Authority

Broadland District 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.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(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 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.

<https://www.gilsonbailey.co.uk>
 01603764444