



13 Boot Binders Road | | Norwich | NR3 2DT

£230,000

GILSON BAILEY are delighted to offer this well-presented modern three-bedroom house, ideally situated within a quiet cul-de-sac and conveniently located for a range of local amenities, including shops, schools and excellent transport links to the city centre.

The property offers well-proportioned and versatile accommodation arranged over two floors. On the ground floor, there is a welcoming entrance hall, a convenient downstairs cloakroom, a spacious lounge, and a well-appointed fitted kitchen/dining room, providing an ideal space for both everyday living and entertaining.

To the first floor, the property features a generous master bedroom complete with an en-suite shower room, a further double bedroom, and a good-sized third bedroom. There is also a modern family bathroom with a shower over the bath.

Externally, the property benefits from off-street parking to the front and a private rear garden, providing a pleasant outdoor space to relax and enjoy.

Further benefits include gas central heating and double glazing.

This property would make an ideal home for families, couples or those looking for a modern property within easy reach of the city centre and local amenities.





GROUND FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 924 SQ.FT. (85.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the city centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises:

Front door to:

Entrance Hall

Part glazed front door to entrance hall, door to downstairs cloak room, stairs to first floor.

Lounge 15'5" x 13'1"

Double glazed window to front, storage cupboard and radiator.

Kitchen/Dining Room 15'8" x 9'2"

Double glazed window to rear, door to rear garden. Fitted wall and base units with work tops over, gas hob, electric oven with cooker hood over, space and plumbing for appliances.

First Floor Landing

With doors to all three bedrooms and bathroom.

Bathroom

Frosted double glazed window, low level w.c., wash basin, bath with shower over, tiled splash backs, radiator.

Bedroom One 10'2" x 9'10"

Double glazed window to front, built-in wardrobe, radiator, door to:

En-Suite

Low level w.c., wash basin, shower cubicle, tiled splash backs, radiator.

Bedroom Two 9'10" x 8'10"

Double glazed window to rear, t.v. point, radiator.

Bedroom Three 7'2" x 6'6"

Double glazed window to front, radiator.

Outside - Front

Driveway providing off-road parking.

Outside - Rear

Patio area, shingled area, enclosed by timber fencing.

Local Authority

Norwich City Council - Tax Band C

Tenure

Freehold

Utilities

Fibre to Property

Mains gas, water and electricity.

Agents Note

Please note that an estate fee is payable of £180 per year.

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		91
(69-80) C	76	
(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

Norwich City 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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