# 38 Barnesdale Road I I Norwich I NR4 6LL

## Guide Price £180,000

**GUIDE PRICE £180,000 - £190,000 OFFERED WITH NO ONWARD CHAIN**
Gilson Bailey are delighted to offer this generously proportioned, three bedroom mid-terrace house, conveniently situated to the south of Norwich and offered with the welcome advantage of no onward chain. Providing plenty of space for a first-time buyer to make their own, the accommodation begins with an entrance hall leading to a comfortable lounge, kitchen and useful separate utility room. Upstairs, there are three good-sized bedrooms off landing, together with a bathroom and separate WC, creating a practical layout for everyday living. Outside, the property has a low-maintenance shingled front garden, while the good-sized, lawned rear garden provides an excellent space for relaxing, entertaining or enjoying the warmer months. Further benefits include double glazing and gas fire in lounge. With its spacious accommodation, generous garden and chain-free sale, this property represents a great opportunity for first-time buyers looking to get onto the property ladder, so be quick to book a viewing.

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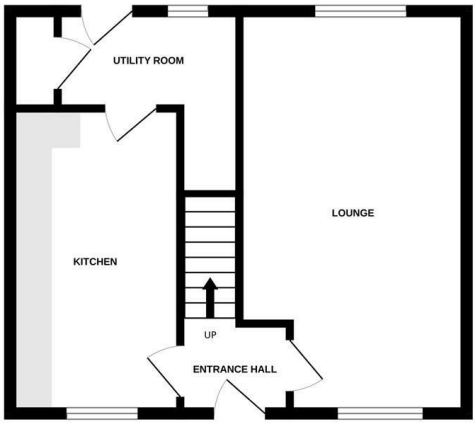
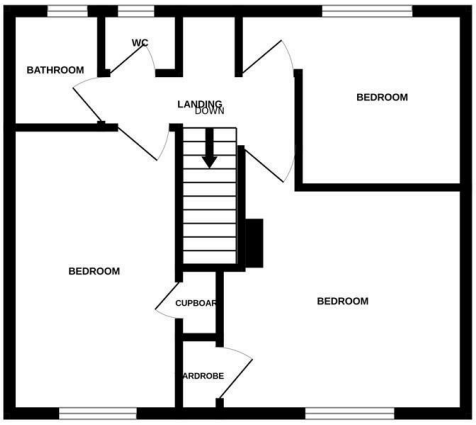
Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

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
Barnesdale Road is situated close by too many local amenities including schooling, selection of local shops and supermarkets, popular local pubs and restaurants with excellent public transport links to and from the city centre. There is ease of access to the A47 southern bypass, University of East Anglia and the Norfolk and Norwich University Hospital.

## Accommodation Comprises
Front door to:

## Entrance Hall
Doors to lounge, kitchen and stairs to first floor.

## Lounge 19'3" x 10'11"
Two double glazed windows, gas heater.

## Kitchen 14'1" x 8'1"
Fitted wall and base units with worktops over, sink and drainer, space for cooker and fridge/freezer, double glazed window, electric radiator.

## Utility Room 9'1" x 8'10"
Space for washing machine, double glazed window, cupboard, door to rear.

## First Floor Landing
Doors to three bedrooms, bathroom and WC.

## Bedroom One 13'6" x 9'10"
Double glazed window.

## Bedroom Two 12'7" x 12'5"
Double glazed window, cupboard.

## Bedroom Three 11'3" x 7'7"
Double glazed window.

## Bathroom
Panelled bath, hand wash basin, frosted double glazed window.

## WC
Low level WC, frosted double glazed window.

## Outside Front
Shingled garden with plants and shrubs and path to front door.

## Outside Rear
Large lawned garden, mature plants and shrubs, enclosed by timber fencing.

## 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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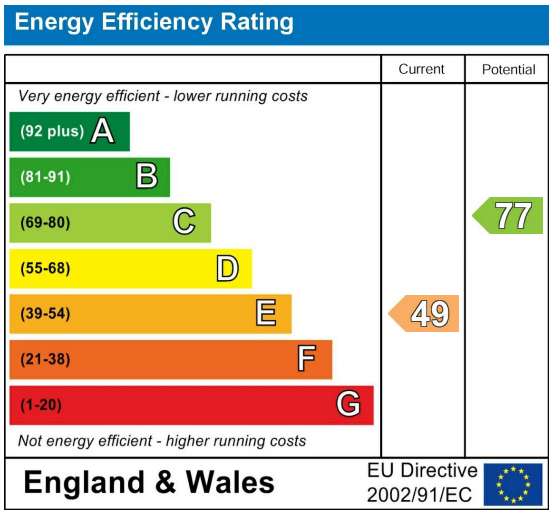


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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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

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