



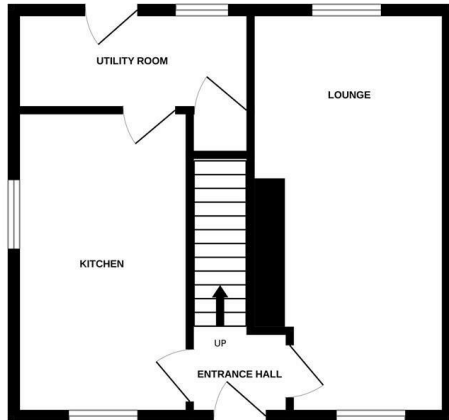
**24 Rider Haggard Road | | Norwich | NR7 9UF**

**Offers In Excess Of £220,000**

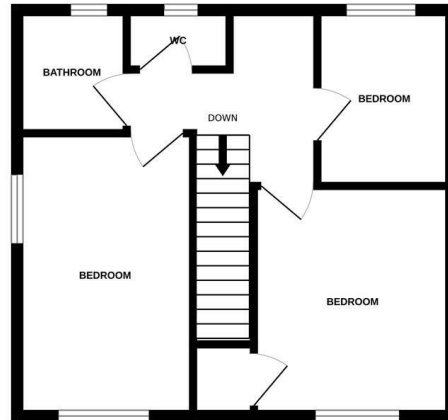
**\*\*TUCKED AWAY ON A SPACIOUS PLOT WITH SO MUCH POTENTIAL \*\*** Gilson Bailey are delighted to offer this well presented three-bedroom semi-detached home, perfectly positioned on a generous plot within the ever-popular Heartsease estate, ideal for first-time buyers and growing families alike. The property boasts an entrance hall, spacious lounge, kitchen with separate utility room, and three well-proportioned bedrooms upstairs alongside a bathroom and separate WC. Outside, the home truly shines with attractive lawned gardens to the front and side, on-street parking and a superbly sized, enclosed rear garden offering fantastic space for relaxation and entertaining. Further benefits include double glazing, gas central heating and the added advantage of no onward chain—an excellent opportunity not to be missed, so early viewing is strongly recommended.



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

Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

#### Lounge 19'5" x 9'4"

Two double glazed windows, two radiators.

#### Kitchen 14'2" x 8'1"

Fitted base units with worktops over, sink and drainer, space for cooker, two double glazed windows, radiator.

#### Utility Room 11'4" x 4'8"

Space for fridge/freezer and washing machine, understairs storage, double glazed window, door to rear.

#### First Floor Landing

Doors to three bedrooms, bathroom and WC.

#### Bedroom One 10'11" x 10'10"

Double glazed window, radiator, storage cupboard.

#### Bedroom Two 13'7" x 8'2"

Two double glazed windows, radiator.

#### Bedroom Three 8'2" x 8'1"

Double glazed window, radiator.

#### Bathroom 5'10" x 5'8"

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

#### WC

Low level WC, frosted double glazed window.

### Outside Front

Lawned garden with path to front door and on-street parking.

### Outside Rear

Patio area, large lawned garden, timber shed, enclosed by timber fencing.

On Street parking available close by.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Freehold

### Utilities


Full fibre broadband available.  
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

Norwich City 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.

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