



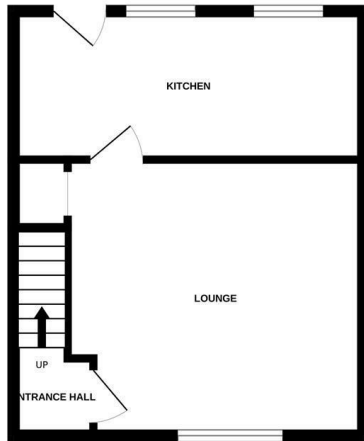
1 Neville Close | | Norwich | NR7 8DT

**Guide Price £215,000**

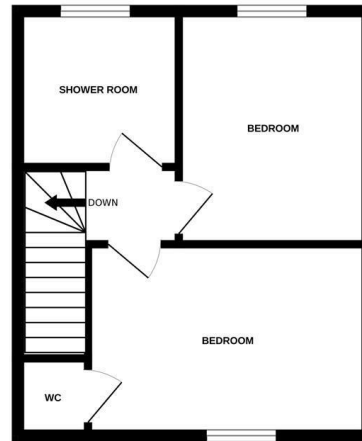
**\*\*GUIDE PRICE £215,000 - £225,000\*\*OFFERED WITH NO ONWARD CHAIN\*\***  
Gilson Bailey are delighted to offer this TWO BEDROOM, END TERRACE HOUSE situated in a quiet cul-de-sac in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge and kitchen to the ground floor. On the first floor there are TWO BEDROOMS and a MODERN FITTED SHOWER ROOM OFF LANDING with bedroom one having an EN-SUITE WC. Outside there is a FRONT DRIVEWAY providing off road parking and to the rear there is a LARGE GARDEN with a SUMMERHOUSE WITH POWER AND LIGHTING. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The house would make an excellent first time purchase so be quick to book a viewing.



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

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

## Accommodation Comprises

Front door to:

### Entrance Hall

Door to lounge and stairs to first floor.

### Lounge 14'0" x 13'1"

Double glazed window, radiator.

### Kitchen 16'6" x 7'1"

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

### First Floor Landing

Doors to two bedrooms and shower room.

### Bedroom One 13'3" x 9'1"

Double glazed window, radiator.

### WC

Low level WC, hand wash basin.

### Bedroom Two 12'0" x 8'11"

Double glazed window, radiator.

### Shower Room 8'0" x 7'1"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Outside Front

Shingled driveway providing ample off road parking.

## Outside Rear

Large patio area, lawned garden, two sheds, summerhouse with power and lighting, enclosed by hedging and fencing.

## Local Authority

Broadland District Council, Tax Band B.

## Tenure

Freehold

## Utilities


Full fibre broadband available.

Mains 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>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(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**

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.