



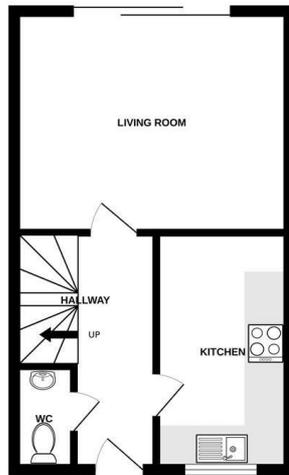
11 Old School Close | | Norwich | NR5 8BU

Guide Price £230,000

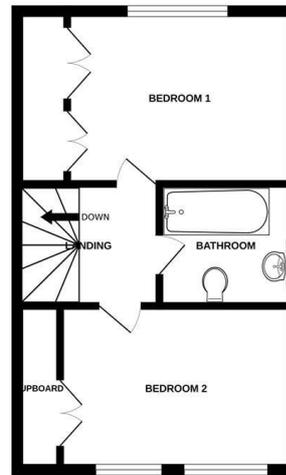
NO ONWARD CHAIN - GUIDE PRICE £230,000-£240,000 Gilson Bailey are delighted to offer this well-presented two double bedroom semi-detached house, tucked away in a cul-de-sac within a sought-after residential area. The property is located close to local shops and schools, and within easy reach of the University, Hospital, and City Centre. Accommodation comprises an entrance hall with built-in storage, a downstairs cloakroom, a fitted kitchen, and a living room. Upstairs, there are two generous double bedrooms, both with built-in wardrobes, along with a bathroom featuring a shower over the bath. Externally, the property benefits from a private garden and an off-street parking space. Further advantages include gas central heating and double glazing throughout.



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

Old School Close is situated close by to the University of East Anglia the Norfolk and Norwich University Hospital and local amenities to include shops, pubs, restaurants, supermarkets and Henderson Park at the end of the road with children's play area, running track, football/basketball pitches and skate park. There are good public transport links to and from the city centre with ease of access to Longwater Retail Park and the A47 southern bypass.

Accommodation Comprises

Door to

Entrance Hall

Doors to Kitchen, Lounge/Diner, WC and storage cupboard stairs to first floor, radiator.

Kitchen 12'2" x 6'6"

Wall and base units, single sink, fitted oven and hob, space for washing machine and fridge freezer, UPVC window.

WC

Low Level WC, hand wash basin.

Lounge/Diner 13'4" x 11'3"

UPVC patio doors, radiator.

First Floor Landing

Doors to Bedrooms One, Two and Bathroom.

Bedroom One 13'3" x 8'3"

UPVC window, radiator, built in wardrobe.

Bedroom Two 11'1" x 8'3"

UPVC window, radiator, built in wardrobe.

Bathroom

Low level WC, hand wash basin, bath with shower over, UPVC window, radiator.

Outside Front

Driveway with off road parking.

Outside Rear

Patio to lawned garden, enclosed by timber fencing.

Local Authority

Norwich City Council - Tax Band B

Tenure

Freehold

Utilities

Ultrafast Broadband available.

Mains gas, water and electricity.


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

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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.