39 Weatherby Road I Chapel Break I Norwich I NR5 9NH

Offers In Excess Of £205,000

** END TERRACE HOUSE WITH A GARAGE AND NO ONWARD CHAIN ** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, END TERRACE HOUSE situated in a modern estate to the west of Norwich. Accommodation comprising entrance hall, lounge/diner, kitchen and WC to the ground floor. On the first floor there are TWO BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there are lawned front and rear gardens and an EN-BLOC GARAGE providing off road parking. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.

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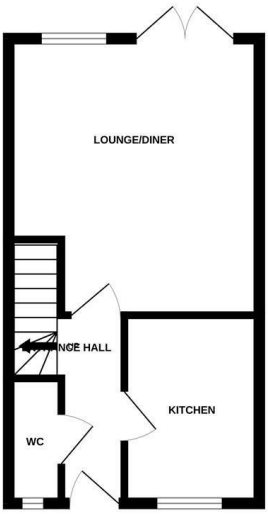
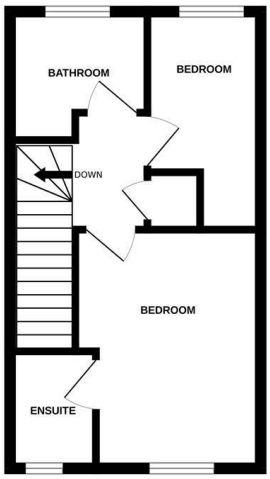
GROUND FLOOR



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
Located to the west of Norwich within reasonable distance of a good selection of amenities including schooling, doctor's surgery, shops and supermarket. There is excellent public transport to and from the city centre with ease of access to Norwich ring road, A47, A11, Longwater Retail Park and the University of East Anglia.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge/diner, kitchen, WC and stairs to first floor.

Lounge/Diner 14'0 x 12'9
Patio doors, double glazed window, radiator, storage cupboard.

Kitchen 9'7 x 6'10
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, radiator.

WC
Low level WC, hand wash basin, radiator.

First Floor Landing
Doors to two bedrooms and bathroom.

Bedroom One 11'0 x 10'6
Double glazed window, radiator.

En-Suite
Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 11'1 x 7'4
Double glazed window, radiator.

Bathroom
Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Lawned front garden with path to front door.

Outside Rear
Lawned garden enclosed by walling and fencing with rear gate access to garage.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Freehold

Utilities
Full fibre broadband available.
Mains water and electric.

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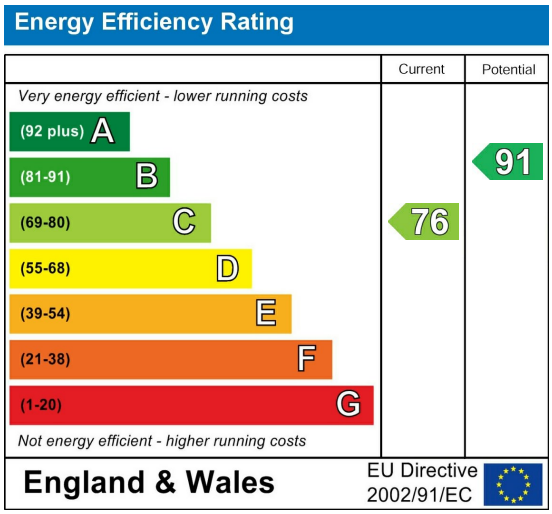

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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

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