

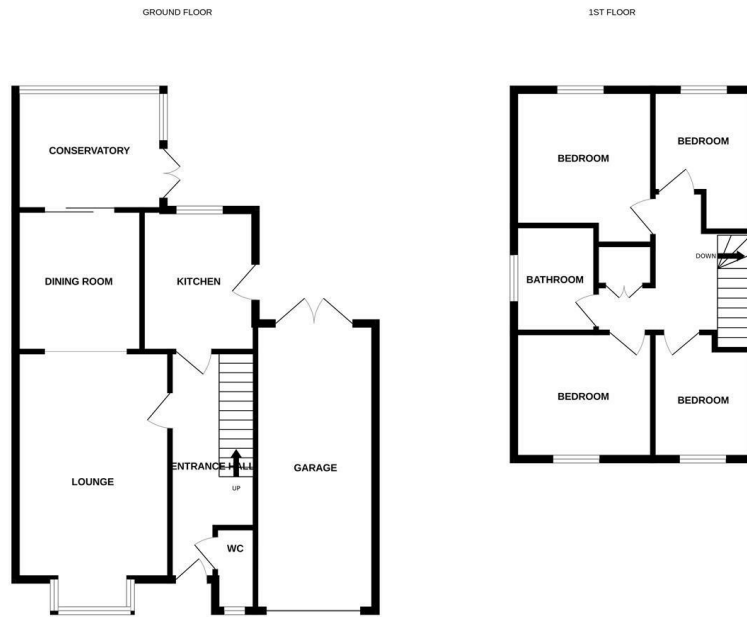


15 Windsor Chase | Taverham | Norwich | NR8 6LW

Guide Price £350,000

GUIDE PRICE: £350,000 - £375,000. ****EXCELLENT FAMILY HOME IN A SOUGHT AFTER LOCATION**** Gilson Bailey are delighted to offer this WELL PRESENTED, FOUR BEDROOM, DETACHED FAMILY HOME situated in the very popular village of Taverham. Accommodation comprising entrance hall, lounge, dining room, kitchen, conservatory and WC to the ground floor. On the first floor there are FOUR BEDROOMS and a modern bathroom off landing. Outside there is a LARGE DRIVEWAY to the front providing ample off road parking leading to a SINGLE GARAGE. To the rear there is good sized lawned garden with a private seating area ideal for entertaining. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a fantastic family home so be quick to book a viewing to appreciate the size and location on offer.





While 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 or omission in measurement. 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

The village of Taverham is situated to the north west of Norwich within easy reach of a good selection of local amenities which include schooling for all ages, supermarkets, vets, pubs, restaurants and patisserie. Nearby bus stops give you good public transport links in and out of the city centre. You are also within close proximity to the NDR and Norwich ring road.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen, WC and stairs to first floor.

Lounge 18'4" x 10'11"

Double glazed window, radiator.

Dining Room 9'10" x 8'11"

Sliding patio doors, radiator.

Kitchen 9'10" x 8'1"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, space for fridge/freezer and washing machine, double glazed window, door to side.

Conservatory 10'9" x 8'6"

Double glazed construction with patio doors to rear garden.

WC

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 11'0" x 10'4"

Double glazed window, radiator.

Bedroom Two 10'4" x 9'1"

Double glazed window, radiator.

Bedroom Three 10'3" x 7'1"

Double glazed window, radiator.

Bedroom Four 9'1" x 7'1"

Double glazed window, radiator.

Bathroom 7'3" x 5'9"

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

Outside Front

Lawned garden and large driveway providing off road parking leading to a single garage.

Outside Rear

Lawned garden with steps down to brick weave patio seating area, mature plants and shrubs, enclosed by fencing with side gate access.

Local Authority

Broadland District Council, Tax Band D.

Tenure

Freehold

Utilities


Ultrafast 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) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band D

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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