

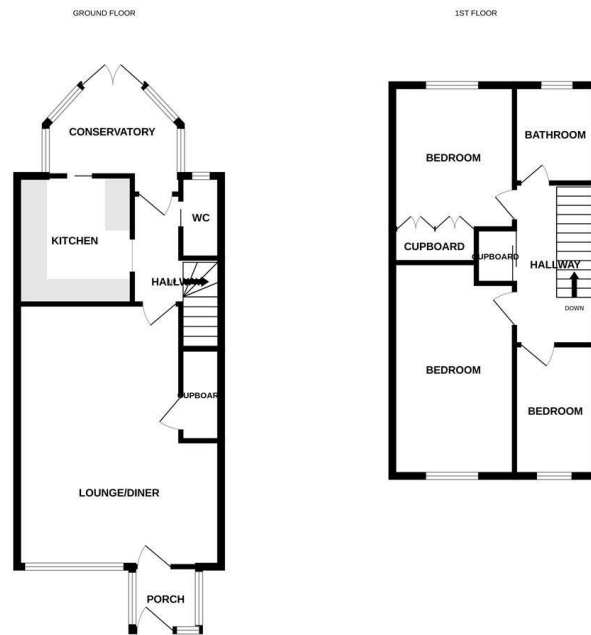


20 Grove Avenue | | Norwich | NR1 2QD

Guide Price £300,000

****GUIDE PRICE £300,000 - £325,000 OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this well-presented and spacious three-bedroom mid-terrace home, ideally situated within a desirable South City location. The accommodation comprises a porch entrance, generous lounge/diner, fitted kitchen, conservatory and WC to the ground floor, with three well-proportioned bedrooms and a modern family bathroom on the first floor. The property benefits from double glazing, gas central heating and the added advantage of no onward chain. Externally, there is a private enclosed rear garden along with a garage and off-road parking to the rear, making this an excellent opportunity for families and first-time buyers alike.





Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of floor, ceiling, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The architect, surveys and agencies shall have no responsibility and no guarantee as to their capability or otherwise to be given.
Made with MyPlan 2020

Location

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Open Plan Lounge/Diner 15'5" x 19'5"

UPVC window, radiator, new flooring, radiator door to cupboard, door to lobby.

Lobby

Doors to kitchen, WC and conservatory .

Kitchen 8'2" x 10'7"

Wall and base units, single sink, integrated fridge/freezer, space for washing machine. Gas hob and electric oven , opening to

Conservatory

UPVC windows, UPVC patio doors.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to bedrooms one, two, three and bathroom.

Bedroom One 16'8" x 8'11"

UPVC window, radiator.

Bedroom Two 11'10" x 9'0"

UPVC window, radiator, built in wardrobe.

Bedroom Three 9'10" x 6'1"

UPVC window, radiator.

Bathroom

Bath with shower over, low level WC, hand wash basin, radiator, UPVC window.

Outside

Enclosed rear courtyard garden, single garage, parking space.

Local Authority

Norwich City Council - Tax Band C.

Tenure

Freehold


Utilities

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council - Tax Band C

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.