



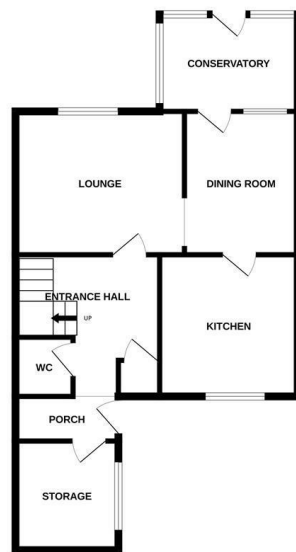
105 Sleaford Green | | Norwich | NR3 3JT

Guide Price £210,000

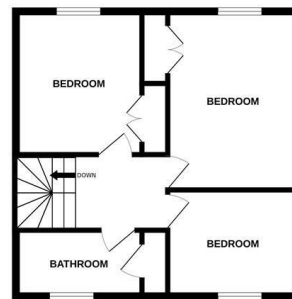
****GUIDE PRICE £210,000 - £215,000 EXCELLENT FIRST TIME PURCHASE**** Gilson Bailey are delighted to offer this spacious, three bedroom, mid terrace house, ideally situated in the highly sought after NR3 area of Norwich. Offering generous and versatile accommodation, the ground floor comprises a welcoming entrance hall, comfortable lounge, separate dining room, fitted kitchen, conservatory overlooking the garden and a convenient WC. On the first floor there are three well-proportioned bedrooms and a family bathroom off landing. Outside, the property enjoys a paved front garden with a useful storage room, while to the rear is an enclosed and mature garden, providing a lovely private space for relaxing and entertaining. Further benefits include double glazing and gas heating. With its generous accommodation and popular NR3 location, this property would make a fantastic first time purchase or family home, 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 floors, windows, doors 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 various systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Plans with Metreplan (0200) for given.

Location

Sleaford Green is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the city centre. There is good access to Waterloo Park, Mousehold Heath, Norwich Ring Road, Norwich train station and the NDR.

Accommodation Comprises

Front door to:

Porch

Doors to entrance hall and storage room.

Entrance Hall

Doors to lounge, WC and stairs to first floor.

Lounge 12'9" x 10'9"

Double glazed window, radiator.

Dining Room 10'10" x 8'6"

Double glazed window, door to rear, radiator.

Kitchen 10'9" x 10'5"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window.

Conservatory 10'5" x 7'3"

Double glazed construction with door to garden.

WC 5'0" x 4'5"

Low level WC, hand wash basin.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'8" x 9'10"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 10'10" x 9'6"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 9'10" x 7'11"

Double glazed window, radiator.

Bathroom 9'6" x 4'11"

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

Outside Front

Paved garden and storage room.

Outside Rear

Lawned garden, mature plants and shrubs, enclosed by walling with rear gate access.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre to the property.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Norwich City 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.

<https://www.gilsonbailey.co.uk>
01603764444