







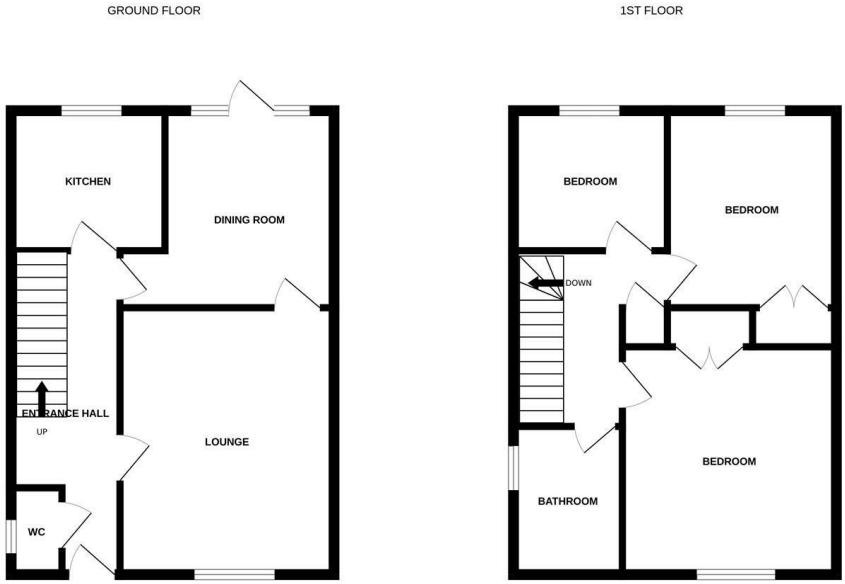
82 Turner Road I I Norwich I NR2 4HB

Guide Price £250,000

GUIDE PRICE £250,000 - £260,000 OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this well-proportioned, three bedroom semi-detached house, conveniently positioned to the west of Norwich and offered with the significant advantage of no onward chain. Providing spacious and practical accommodation with plenty of potential for a new owner to make their own, the ground floor comprises a welcoming entrance hall, comfortable and inviting lounge, separate dining room offering an excellent space for family meals and entertaining, fitted kitchen and convenient WC. Upstairs, there are three good-sized bedrooms and a family bathroom off landing, creating a practical and versatile layout for everyday living. Outside, the property benefits from a driveway to the front providing off-road parking, while to the rear is an enclosed garden, offering a pleasant space for relaxing, entertaining or enjoying the warmer months. Further benefits include double glazing and gas heating. Combining three bedrooms, two reception rooms, private parking, outside space and a convenient location to the west of Norwich, this appealing chain-free home would make a fantastic first-time purchase, so be quick to book a viewing.

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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
Turner Road can be found to the west of Norwich close by to a good range of popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good access links to and from the City centre with ease of access to the Norwich Ring Road, University of East Anglia and Norfolk & Norwich University Hospital.

Accommodation Comprises
Front door to:

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

Lounge 14'7" x 11'8"

Dining Room 11'8" x 10'8"

Kitchen 8'5" x 7'8"

WC 4'8" x 2'7"

First Floor Landing
Doors to three bedrooms and bathroom.

Bedroom One 12'5" x 11'8"

Bedroom Two 10'8" x 9'0"

Bedroom Three 8'6" x 7'8"

Bathroom 8'0" x 5'8"

Outside Front
Driveway providing off road parking.

Outside Rear
Paved and decked garden enclosed by timber fencing.

Local Authority
Norwich City Council, Tax Band C.

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.

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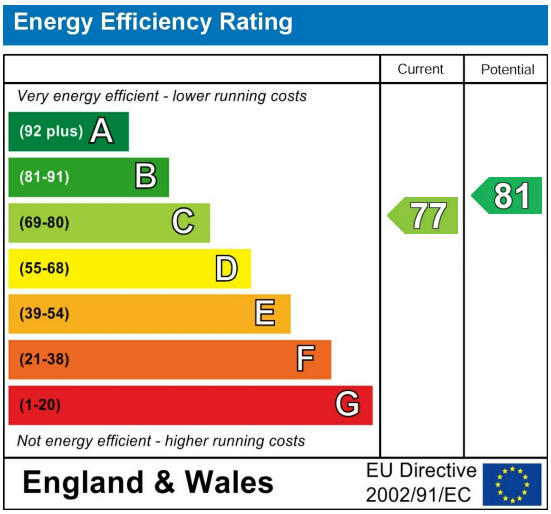












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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