



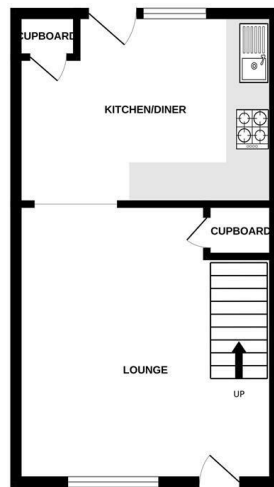
16 Ellis Gardens | | Norwich | NR4 6RX

Offers In Excess Of £190,000

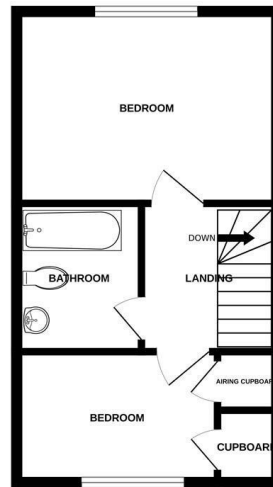
****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this TWO BEDROOM, MID TERRACE HOUSE situated in the highly sought after Keswick Hall development. Accommodation comprising lounge and kitchen/diner to the ground floor. On the first floor there are TWO BEDROOMS and a bathroom off landing. Outside, the property is set in a beautiful rural setting with well-maintained communal gardens, swimming pool and tennis courts for resident's use, and a resident's car park. 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.



GROUND FLOOR



1ST FLOOR



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, omission or misstatement. The 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

Ellis Gardens can be found to the south of Norwich in the popular village of Keswick. Close by are the neighbouring villages of Eaton, Cringleford and Mulbarton offering a good selection of local amenities including schooling, shops, supermarkets, pubs and restaurants.. There is ease of access to the A47 southern bypass, University of East Anglia and the Norfolk & Norwich University Hospital.

Accommodation Comprises

Front door to:

Lounge 13'1" x 11'9"

Double glazed window, radiator, stairs to first floor.

Kitchen/Diner 11'9" x 10'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, radiator, door to rear.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 11'9" x 9'10"

Double glazed window, radiator.

Bedroom Two 9'2" x 6'10"

Double glazed window, radiator, storage cupboard.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, extractor fan.

Outside

There are very well maintained mature communal gardens for resident's use including swimming pool and outdoor tennis courts, plus there is off-street resident's car parking on a first-come, first-served basis.

Local Authority

South Norfolk District Council, Tax Band B.

Tenure

Freehold

Service Charge: £1000pa


Utilities

Fibre to the cabinet broadband available.

Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	71	
(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

South Norfolk District 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.

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