







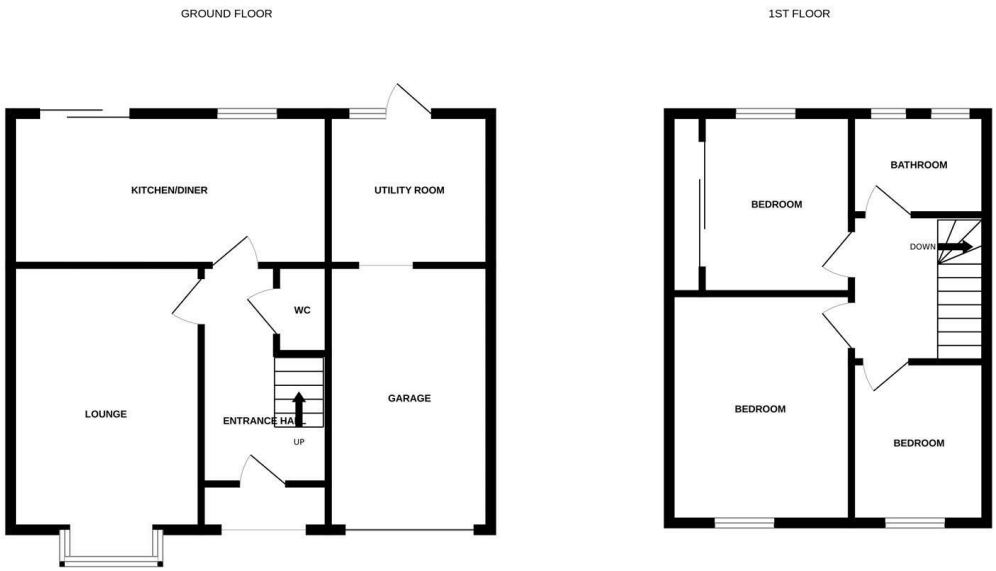
43 Woodcock Road I I Norwich I NR3 3TT

Guide Price £280,000

** GUIDE PRICE 280,000 - £290,000 - SEMI DETACHED HOUSE ON A SPACIOUS PLOT WITH PLANNING PERMISSION FOR A SINGLE STOREY REAR AND SIDE EXTENSION ** Gilson Bailey are delighted to offer this well-presented three-bedroom semi-detached home, occupying a generous plot in the ever-popular NR3 area of Norwich. Beautifully maintained throughout, this fantastic property is perfectly suited to first-time buyers and growing families alike. The accommodation comprises a welcoming entrance hall, a bright and spacious lounge, a well-appointed kitchen/dining room ideal for everyday living and entertaining, and a convenient ground floor WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom, all accessed from the landing. Outside, the property boasts a large driveway providing ample off-road parking, leading to a garage/ utility room with new garage door, while the impressive mature rear garden offers a wonderful space for relaxing, entertaining and family enjoyment. Further benefits include double glazing, gas central heating and excellent decorative order throughout. Conveniently located close to a wide range of local amenities, well-regarded schools and Norwich city centre, this superb home is sure to attract strong interest, making early viewing highly recommended.

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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
The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises
Front door to:

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

Lounge 14'7" x 10'6"

Kitchen/Diner 17'6" x 8'4"

WC

First Floor Landing
Doors to three bedrooms and bathroom.

Bedroom One 12'7" x 10'1"

Bedroom Two 10'2" x 9'10"

Bedroom Three 8'10" x 8'0"

Bathroom 7'7" x 5'6"

Outside Front
Driveway providing off road parking leading to a garage.

Outside Rear
Large lawned garden, mature plants and shrubs, timber shed, enclosed fencing and walling.

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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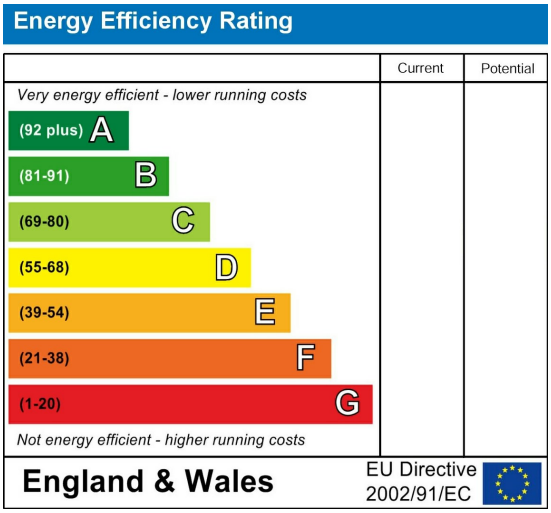












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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