

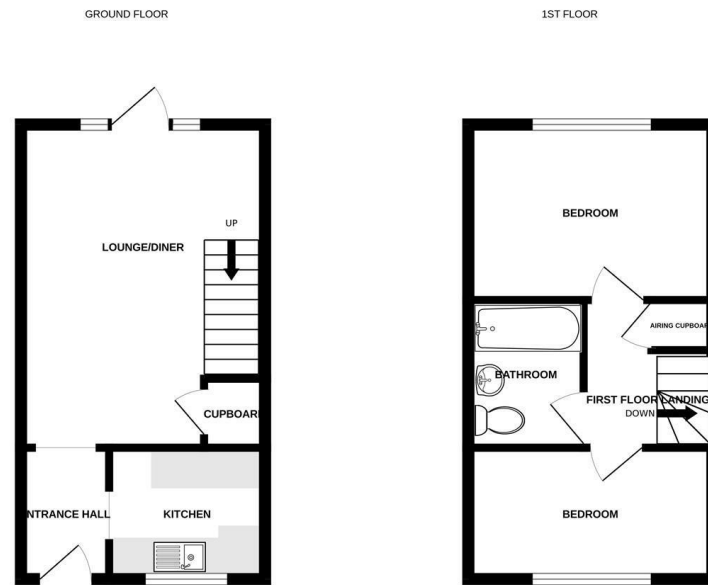


2 Mulberry Court | | Taverham | NR8 6YJ

Offers In Excess Of £175,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this two bedroom mid-terrace house, pleasantly tucked away within the sought-after village of Taverham and offered with the significant advantage of no onward chain. Requiring modernisation throughout, the property represents a fantastic opportunity for buyers looking to put their own stamp on a home and create something to their own taste and specification. The ground floor comprises a welcoming entrance hall, spacious lounge/diner and kitchen, while upstairs there are two well-proportioned bedrooms and a bathroom off landing. Outside, the property benefits from its own off-road parking space, while to the rear is a private garden, providing a great space for relaxing, entertaining or further landscaping. Additional benefits include double glazing and electric heating. With its tucked-away position, private parking, outside space and excellent potential for improvement, this chain-free property would make a great first-time purchase, so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
Made with Metropix 3.0.0.0

Location

The village of Taverham is situated to the north west of Norwich within easy reach of a good selection of local amenities which include schooling for all ages, supermarkets, vets, pubs, restaurants and patisserie. Nearby bus stops give you good public transport links in and out of the city centre. You are also within close proximity to the NDR and Norwich ring road.

Accommodation Comprises

Front door to:

Entrance Hall

Access to lounge/diner and kitchen.

Lounge/Diner 15'7" x 11'9"

Electric heater, door to rear, stairs to first floor.

Kitchen 7'4" x 6'4"

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

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 11'10" x 8'4"

Double glazed window, electric heater.

Bedroom Two 11'10" x 6'6"

Double glazed window, electric heater.

Bathroom 7'0" x 5'6"

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

Outside Front

One off road parking space.

Outside Rear

Patio area, lawned garden, timber shed, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre to the property,
Mains 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		89
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland 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.

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