



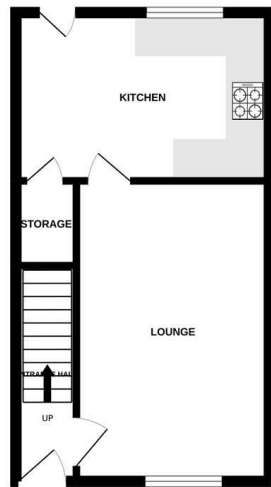
14 Airedale Close | | Norwich | NR3 2DB

**£220,000**

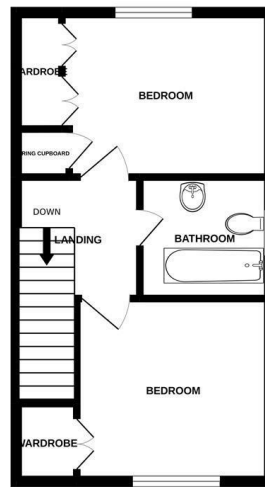
**\*\*EXCELLENT FIRST TIME PURCHASE OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this well-presented two-bedroom mid-terrace home tucked away within a quiet cul-de-sac in the ever-popular NR3 area of Norwich. Offering comfortable and practical accommodation throughout, the property comprises an entrance hall, cosy lounge and fitted kitchen to the ground floor. Upstairs, there are two double bedrooms and a bathroom accessed from the landing. Externally, the property benefits from an off-road parking space to the front and an enclosed rear garden complete with a large storage shed, ideal for additional storage. Further advantages include double glazing, gas central heating and the added benefit of no onward chain, making this an ideal first-time purchase ready to move straight into.



GROUND FLOOR



1ST FLOOR



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 relied on only by the 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

Airedale Close is situated close by to many local amenities including schooling, popular local pubs, shops and supermarkets. There is regular public transport to and from the city centre or it is within walking distance. The property is close by to the popular walking & cycling route of Marriott's Way, several parks, the Norwich Ring Road, NDR and Airport.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Door to lounge and stairs to first floor.

#### Lounge 15'5" x 9'11"

Double glazed window, radiator.

#### Kitchen 13'2" x 8'9"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window, PVC door, radiator, boiler, under stairs storage cupboard.

#### First Floor Landing

Doors to two bedrooms and bathroom.

#### Bedroom One 13'2" x 8'9"

Double glazed window, radiator, built in wardrobe.

#### Bedroom Two 10'0" x 8'9"

Double glazed window, radiator, built in wardrobe.

#### Bathroom 6'8" x 6'5"

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

### Outside Front

Off road parking space.

### Outside Rear

Patio area and lawned garden, large storage shed, enclosed by timber fencing.

### 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) <b>A</b>		
(81-91) <b>B</b>		<b>91</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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