

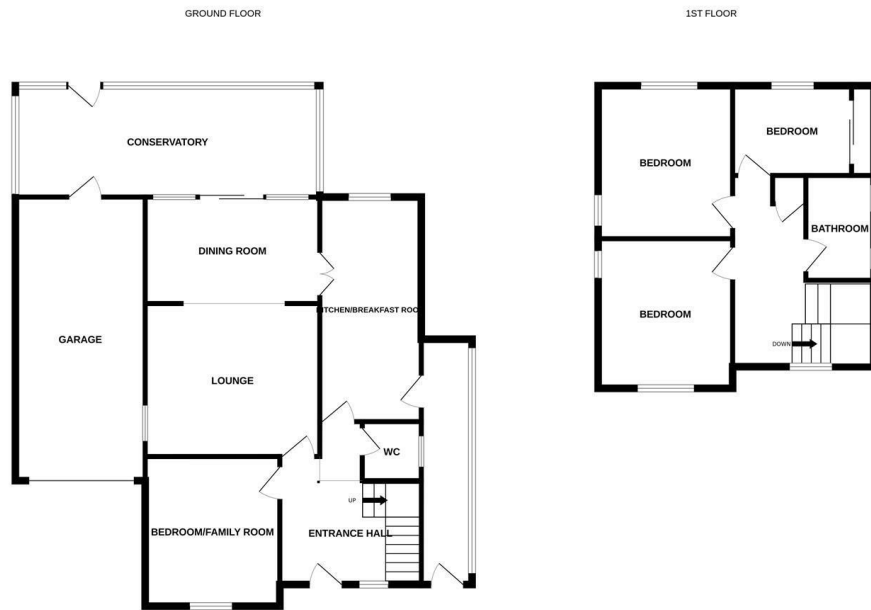


143 Christchurch Road | | Norwich | NR2 3PQ

Guide Price £540,000

****GUIDE PRICE £540,000 - £550,000 EXTENDED DETACHED HOUSE ON A LARGE PLOT IN THE GOLDEN TRIANGLE**** Gilson Bailey are delighted to offer this substantial and extended, three/four bedroom detached family home, occupying an impressive plot along a highly sought-after road in Norwich's prestigious Golden Triangle area and offered with the significant advantage of no onward chain. Requiring modernisation throughout, this attractive property presents a rare and exciting opportunity for buyers looking to create their dream family home in one of Norwich's most desirable locations. Offering generous and versatile accommodation, the ground floor comprises a welcoming entrance hall, spacious lounge, separate dining room, kitchen/breakfast room, conservatory, convenient WC and a versatile fourth bedroom/family room, providing excellent flexibility for family living, guests or home working. Upstairs, there are three well-proportioned bedrooms and a family bathroom off landing. Outside, the property really comes into its own with a lawned front garden and driveway providing off-road parking leading to a garage, while to the rear is a large, mature and private garden, offering a wonderful setting for entertaining, gardening or simply relaxing and enjoying the surroundings. The property has gas connected, although the heating system is currently not working, and offers tremendous scope for improvement and personalisation. Combining substantial accommodation, an enviable plot, generous gardens and a prestigious Golden Triangle setting, this chain-free property represents a fantastic opportunity to create an exceptional family home, so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplans 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 golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/breakfast room, bedroom/family room, WC and stairs to first floor.

Lounge 13'7" x 11'11"

Dining Room 13'4" x 8'3"

Kitchen/Breakfast Room 17'5" x 7'11"

Bedroom/Family Room 11'7" x 10'6"

Conservatory 23'9" x 8'8"

WC 4'7" x 4'6"

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'6" x 10'5"

Bedroom Two 11'11" x 10'6"

Bedroom Three 9'4" x 7'0"

Bathroom 8'2" x 5'4"

Outside Front

Lawned garden and driveway providing off road parking leading to a single garage.

Outside Rear

Large lawned garden, mature plants, shrubs and trees, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band E.

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) A		
(81-91) B		
(69-80) C		
(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

Norwich City Council, Tax Band E

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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