



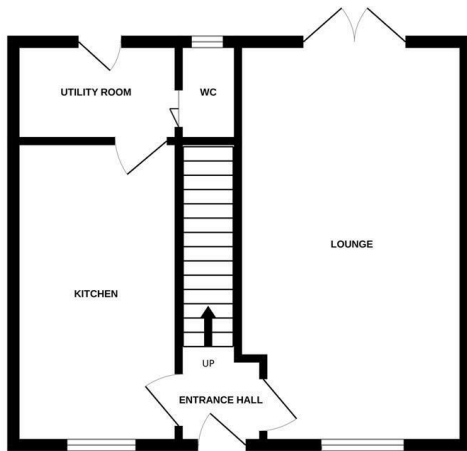
**8 Antingham Road | | Norwich | NR7 9TA**

**Offers In Excess Of £240,000**

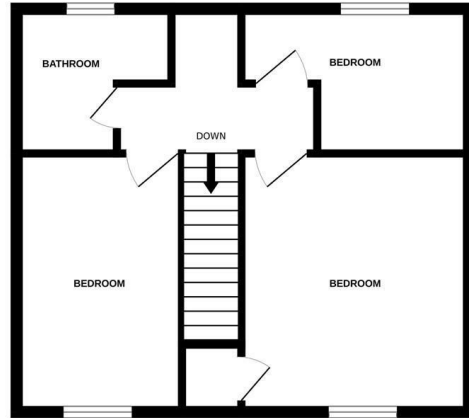
**\*\*EXCELLENT FIRST TIME PURCHASE WITH OFF ROAD PARKING\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, MID TERRACE HOUSE situated in the highly sought after Heartsease estate. Accommodation comprising entrance hall, lounge, kitchen, utility room and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a DRIVEWAY to the front providing OFF ROAD PARKING and to the rear there is a WELL PRESENTED LAWNED GARDEN. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase so be quick to book a viewing.



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 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

Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

#### Lounge 19'5" x 10'11"

Double glazed window, French doors, two radiators.

#### Kitchen 14'3" x 8'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for dishwasher, double glazed window, radiator.

#### Utility Room 5'10" x 4'9"

Space for fridge/freezer, washing machine and tumble dryer, radiator, door to rear.

#### WC

Low level WC, hand wash basin.

#### First Floor Landing

Doors to three bedrooms and bathroom.

#### Bedroom One 12'6" x 12'2"

Double glazed window, radiator, storage cupboard.

#### Bedroom Two 13'6" x 10'0"

Double glazed window, radiator.

#### Bedroom Three 11'6" x 8'3"

Double glazed window, radiator.

#### Bathroom 9'7" x 5'6"

Panelled bath with shower over, low level WC, radiator, frosted double glazed window.

### Outside Front

Driveway providing off road parking.

### Outside Rear

Timber decking, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Freehold


### Utilities

Full fibre broadband available.  
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(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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