







# 85 Swafield Street I I Bowthorpe I NR5 9EA

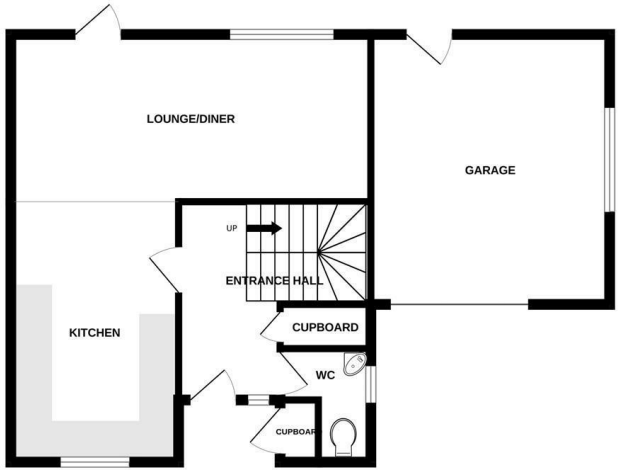
## £250,000

**OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this well-presented, three bedroom semi-detached house, pleasantly tucked away within a quiet cul-de-sac to the west of Norwich and offered with the welcome advantage of no onward chain. Providing spacious and practical accommodation, the ground floor comprises a welcoming entrance hall, fitted kitchen, generous lounge/diner offering plenty of room for relaxing and entertaining, and a convenient WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom off landing, creating an ideal layout for everyday living. Outside, the property benefits from a small front garden and driveway providing off-road parking, leading to a garage, while to the rear is a large enclosed garden, offering excellent space for entertaining, gardening or family enjoyment. Further benefits include double glazing and gas heating. Combining its peaceful cul-de-sac position, three bedrooms, driveway and garage, generous rear garden and chain-free sale, this appealing home would make a fantastic first-time purchase or buy-to-let investment, so be quick to book a viewing.

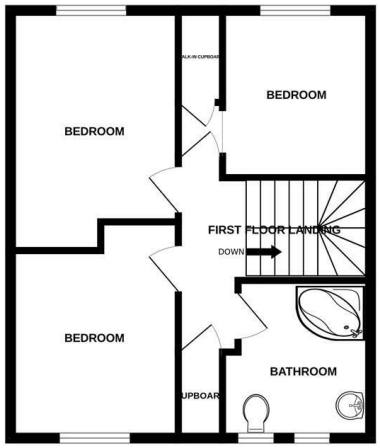
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GROUND FLOOR




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
Swafield Street is within easy reach of both the University of East Anglia and Norfolk and Norwich University Hospital and close by to manly other local amenities. There are regular bus links to and from the city centre with ease of access to Longwater Retail Park, A47 southern bypass and A11.

## Accommodation Comprises
Front door to:

## Entrance Hall
Doors to kitchen, WC and stairs to first floor.

## Kitchen 14'3" x 9'2"

## Lounge/Diner 19'9" x 9'2"

## WC 5'6" x 2'7"

## First Floor Landing
Doors to three bedrooms, bathroom and two cupboards.

## Bedroom One 11'7" x 9'3"

## Bedroom Two 10'1" x 9'1"

## Bedroom Three 9'3" x 7'8"

## Bathroom 7'10" x 7'9"

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

## Outside Rear
Patio seating area, lawned garden, rear access to garage, enclosed by timber fencing with side gate access.

## 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.

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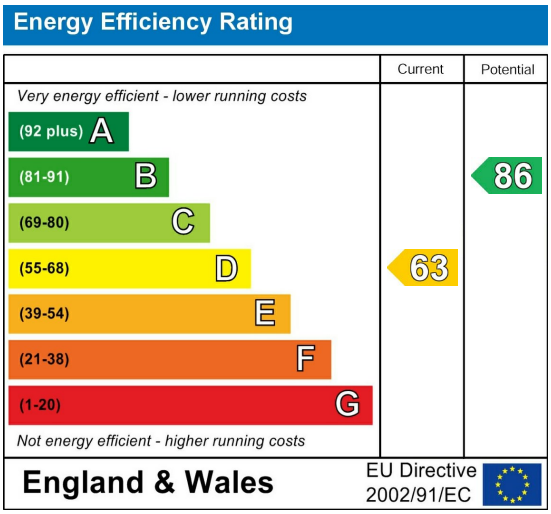













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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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