

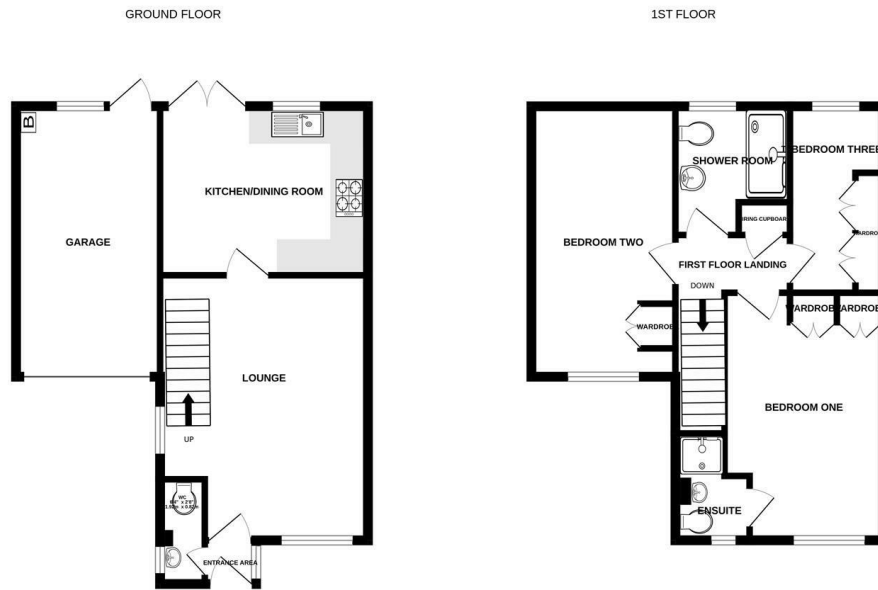


**124 Baxter Court | | Norwich | NR3 2ST**

**Offers In The Region Of £245,000**

**\*\*NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this three bedroom modern semi detached house situated in a cul-de-sac location to the north of Norwich, within close access to an array of amenities including shops, restaurants, pubs and schooling plus excellent public transport links to Norwich City centre via Aylsham Road. Accommodation comprising entrance area, ground floor cloakroom, lounge, quality fitted kitchen/dining room to the ground floor. On the first floor there are three bedrooms and shower room with bedroom one having en-suite shower room. Outside there is a driveway leading to single brick built garage and an enclosed rear garden with patio. The property benefits from uPVC double glazing and gas central heating.





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

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the city centre with ease of access to the Norwich Ring Road and NDR.

### Accommodation Comprises

Door to

### Entrance Hall

uPVC double glazed window to side aspect, doors to lounge and cloakroom.

### Cloakroom

Frosted uPVC double glazed window to side aspect, hand wash basin, radiator, low level wc, tiled splashbacks.

### Lounge 12'7" into stairwell x 15'11"

uPVC double glazed windows to front and side aspects, TV point, power points, two radiators, gas fire with marble surround, staircase to first floor. Door to:

### Kitchen/Dining Room 12'5" x 10'3"

Quality range of wall and base units with granite worktop over, stainless steel single sink and drainer, stainless steel fitted oven and hob with extractor, laminate flooring, radiator, uPVC double glazed window to rear aspect, uPVC double glazed patio doors to rear, integral washing machine and fridge, full length cupboard with glazed door, coving.

### First Floor Landing

Doors to bedrooms one, two, three and bathroom.

### Bedroom One 14'11" x 9'2"

uPVC double glazed window to front aspect, radiator, power points, coving, built in double wardrobe. Door to:

### En-suite

Three piece suite comprising low level wc, pedestal hand wash basin and tiled shower cubicle with glazed sliding door, tiling, frosted uPVC double glazed window to front aspect, radiator, coving, extractor fan.

### Bedroom Two 16'2" x 8'7"

uPVC double glazed window to front aspect, radiator, power points, coving.

### Bedroom Three 11'4" x 5'8"

uPVC double glazed window to rear aspect, radiator, power points, coving, built in wardrobe.

### Shower Room

Three piece suite comprising low level wc, pedestal hand wash basin and double tiled shower cubicle with electric shower, extractor fan, frosted uPVC double glazed window to rear aspect.

### Front Garden

Shingled driveway with parking.

### Garage

Single garage with up and over door, power and light connected.

### Rear Garden

Patio garden with shrubs, plants, climbers and trellising, all enclosed by brick walling and timber panelled fencing, timber gate giving access to passageway, personnel door to garage.

### Local Authority

Norwich City Council - Tax Band C

### Tenure

Freehold

### Utilities

Ultrafast Broadband available.  
Mains water, gas and electricity.

### 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>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | <b>65</b>                  | <b>74</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<br>2002/91/EC |  |

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Norwich City Council - Tax Band C

#### 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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