



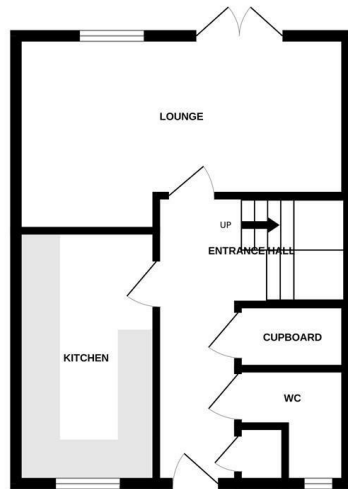
10 Blackthorn Close | | Norwich | NR6 6DR

Offers In Excess Of £230,000

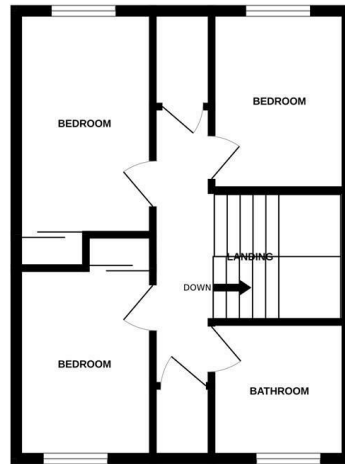
**** OFFERED WITH NO ONWARD CHAIN WITH PRIVATE PARKING AND A NEW BOILER **** Gilson Bailey are delighted to offer this well-presented three-bedroom semi-detached house, tucked away within a quiet cul-de-sac to the north of Norwich. Recently refreshed throughout, this attractive home offers bright and spacious accommodation ideal for modern living, comprising a welcoming entrance hall, generous lounge/diner, fitted kitchen and convenient ground floor WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom accessed off landing. Outside, the property benefits from a driveway providing 2 off-road parking to the front and a low-maintenance rear garden perfect for relaxing or entertaining. Further benefits include double glazing, boarded loft, gas central heating, boiler approx. 1 year old, two large storage cupboards upstairs and a third downstairs, brand new carpets and redecoration throughout, allowing any prospective buyer to move straight in with ease. Offering an excellent opportunity for first-time buyers, this fantastic home is ready to enjoy from day one and early viewing is highly recommended.



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

Blackthorn Close can be found to the north of Norwich close by to a good range of local amenities including schooling, shops, supermarkets, recreational parks, pubs and restaurants. There is ease of access to the Norwich Ring Road, Norwich International Airport and NDR with good public transport links to and from the City centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, WC and stairs to first floor.

Lounge/Diner 19'11" x 10'0"

Double glazed windows, patio doors, two radiators.

Kitchen 13'1" x 9'1"

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

WC

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to three bedrooms, bathroom and two large cupboards.

Bedroom One 11'6" x 9'2"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 10'1" x 9'1"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 9'3" x 7'9"

Double glazed window, radiator.

Bathroom 7'9" x 7'9"

Corner bath, shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Driveway providing off road parking.

Outside Rear

Paved and shingled garden, brick built shed, timber 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) A		
(81-91) B		88
(69-80) C	69	
(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 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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