



3 Bishop Pelham Court | | Norwich | NR4 6RS

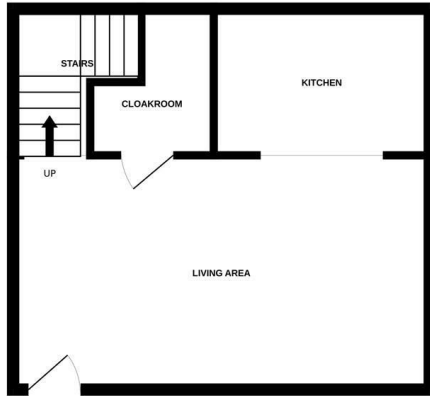
Price Guide £195,000

GUIDE PRICE: £195,000 - £200,000 ** RENOVATED TWO BEDROOM END TERRACE HOUSE WITH NO ONWARD CHAIN ** Gilson Bailey are delighted to present this superb, fully renovated two-bedroom end-terrace house to the market.

Beautifully updated by the current owner, the property offers stylish, modern living with newly fitted carpets and fresh décor throughout. The ground floor features a bright and spacious open-plan living area complete with a bespoke, newly installed kitchen and a convenient downstairs cloakroom. Upstairs, you'll find two generously sized double bedrooms and a contemporary bathroom. Residents of this property also enjoy access to the exclusive Keswick Hall Estate, which offers a range of exceptional amenities including an outdoor swimming pool, tennis courts, beautifully maintained communal grounds, and ample parking.



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

Accommodation Comprises

Door to

Living Area 19'10" x 11'3"

Window to front, door to front, laminate flooring, new front door, new radiator and arch to:-

Kitchen 10'2" x 7'3"

Quality fitted Wall & base units with worktops over, butler style sink & drainer, integrated dishwasher, electric oven and grill four ring hob, space for fridge freezer.

Cloakroom

Wash hand basin, WC, plumbing for washing machine and safety flooring.

First Floor Landing

Bedroom One 13'5" x 9'10"

Window to front, new carpeted floor and radiator.

Bedroom Two 9'6" x 8'7"

Window to front, new carpeted floor and radiator.

Bathroom

Shower cubicle, wash hand basin, wc, radiator and safety flooring.

Local Authority

South Norfolk Council - Tax Band B

Tenure

Freehold

Utilities

Full fibre broadband available.

Mains gas, water and electric.


Agents Note

Please note that an estate fee of £800pa is payable. For more information, please contact the office.

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		89
(69-80) C	75	
(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

South Norfolk 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.