



10 Purdance Close | | Norwich | NR5 9PA

£142,500

****50% SHARED OWNERSHIP**** Gilson Bailey are delighted to offer this beautifully presented, stylish three bedroom semi-detached home, tucked away in a peaceful position to the west of Norwich. Finished to an excellent standard throughout, this superb property offers bright and spacious accommodation comprising an entrance hall, comfortable lounge, kitchen/dining room and WC to the ground floor. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom accessed from the landing. Outside, the property continues to impress with a driveway providing off-road parking to the front, while the landscaped, tiered rear garden offers a fantastic space for relaxing and entertaining, complete with a versatile timber workshop/storage shed. Further benefits include double glazing, gas central heating and immaculate decorative order throughout, allowing any new owner to move straight in and enjoy. Perfectly suited to first-time buyers or young families, this wonderful home represents an outstanding opportunity, so be quick to book a viewing.

AGENTS NOTE: The rent payable is £280.49 per month.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not shown to scale and no guarantee as to their operation or efficiency can be given. Made with Homestyler ©2020

Location

Located to the west of Norwich within reasonable distance of a good selection of amenities including schooling, doctor's surgery, shops and supermarket. There is excellent public transport to and from the city centre with ease of access to the University of East Anglia, Norfolk and Norwich University Hospital, Norwich ring road, A47, A11 and Longwater Retail Park.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, WC and stairs to first floor.

Lounge 17'9" x 12'4"

Double glazed window to front and side, two radiators, under stairs storage.

Kitchen/Diner 15'5" x 10'2"

Fitted wall and base units with worktops over, sink and drainer, space for fridge/freezer, washing machine and dishwasher, double glazed window to rear, French doors to rear, radiator, boiler.

WC

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'3" x 8'1"

Double glazed window to front, radiator, built in wardrobe.

Bedroom Two 12'0" x 9'0"

Double glazed window to rear, radiator.

Bedroom Three 9'1" x 7'6"

Double glazed window to side, radiator.

Bathroom 8'9" x 6'0"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window to rear.

Outside Front

Shingled garden and driveway providing off road parking.

Outside Rear

Tiered garden with patio area leading to lawn, timber workshop/storage shed, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold - Term 125 years from 31 January 2001.

Rent £280.49 per month

Management fee £3.79 per month

Building insurance £46.80 per month

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		
(69-80) C	75	79
(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

Leasehold

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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