







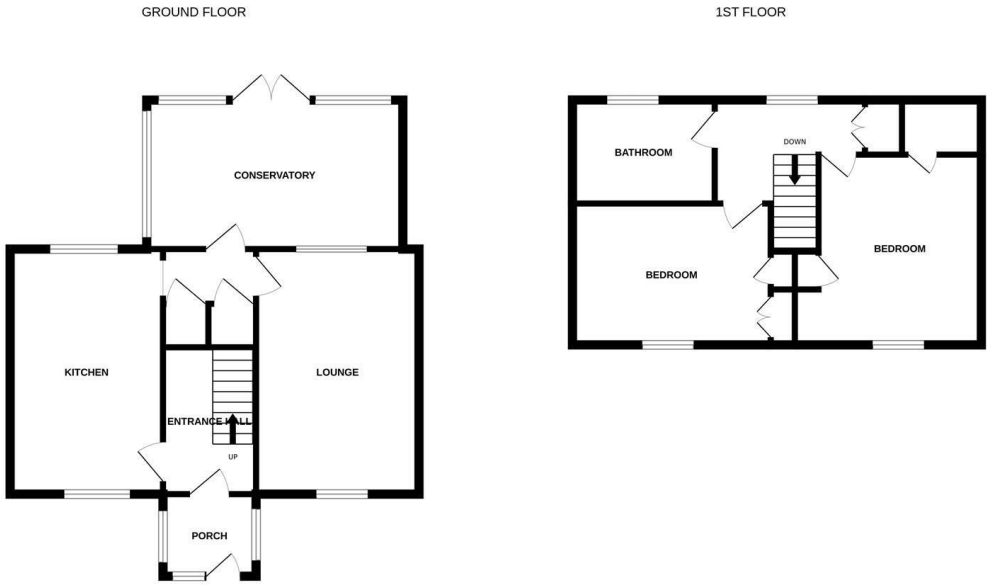
13 Venables Close I I Norwich I NR1 4LL

Guide Price £210,000

GUIDE PRICE £210,000 - £220,000EXCELLENT FIRST TIME PURCHASE WITH GOOD ACCESS TO THE CITY CENTRE** Gilson Bailey are delighted to present this well-presented two-bedroom semi-detached home, peacefully tucked away in a cul-de-sac to the east of Norwich and within easy reach of the city centre, making it an ideal choice for first-time buyers seeking both convenience and comfort. The property offers a welcoming entrance hall, lounge, a well-appointed kitchen, and a delightful conservatory that provides additional living space and overlooks the attractive rear garden—perfect for relaxing or entertaining. Upstairs, there are two generously sized bedrooms and a modern bathroom off landing. Externally, the home boasts a lawned front garden, a private and well-kept rear garden, and the added benefit of off-road parking. With double glazing, electric heating, and presented in excellent condition, this lovely home is ready to move straight into, so early viewing is highly recommended to avoid missing out.

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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
Venables Close is located closeby to a great selection of local amenities including schooling, a parade of shops along Plumstead Road including award-winning butchers, Tesco and Aldi. There are excellent public transport links to and from Norwich City centre and access to Mousehold Heath.

Accommodation Comprises
Front door to:

Entrance Porch
Door to:

Entrance Hall
Study area, door to kitchen and stairs to first floor.

Lounge 15'7" x 10'5"
Two double glazed windows, electric heater.

Kitchen 15'7" x 9'9"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, integrated dishwasher, two double glazed windows.

Conservatory 16'3" x 9'7"
Double glazed construction with an electric heater and patio doors to garden.

First Floor Landing
Doors to two bedrooms and bathroom.

Bedroom One 12'4" x 12'0"
Double glazed window, electric heater, cupboard.

Bedroom Two 12'5" x 9'3"
Double glazed window, electric heater, cupboard.

Bathroom 8'11" x 5'10"
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front
Lawned front garden and one off road parking space.

Outside Rear
Lawned garden, brick built storage shed, timber shed, enclosed by fencing and walling with side gate access.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Freehold

Utilities
Fibre to the property.
Mains 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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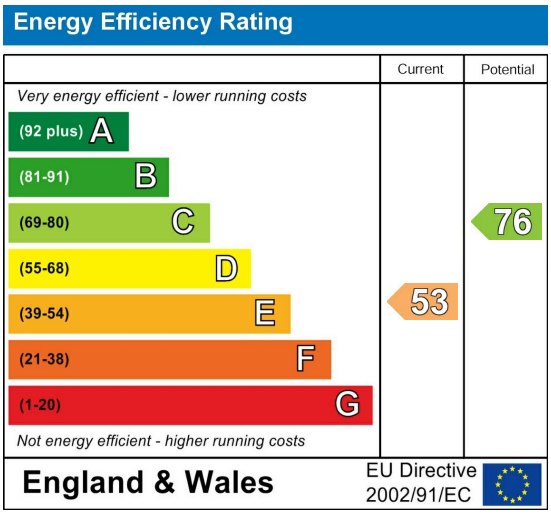












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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