

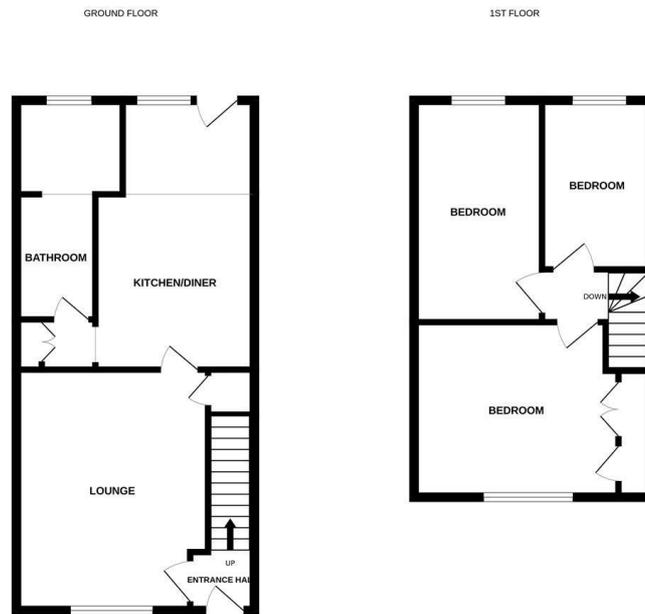


45 Supple Close | | Norwich | NR1 4PP

Guide Price £180,000

****GUIDE PRICE £180,000 - £190,000 OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to present this extended three-bedroom mid-terrace home, tucked away in a quiet cul-de-sac to the east of Norwich. The ground floor offers an entrance hall, spacious lounge, kitchen/diner and bathroom, while the first floor provides three bedrooms off the landing. Outside, the property benefits from a driveway offering off-road parking and a large, enclosed rear garden ideal for families or entertaining. With double glazing, gas heating and no onward chain, this home presents an excellent opportunity for first-time buyers or buy-to-let investors. Early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, 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 intended and no guarantee as to their condition or efficacy can be given. Made with Metropac CDD2.

Location

Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge and stairs to first floor.

Lounge 14'11" x 11'9"

Double glazed window, radiator.

Kitchen/Diner 16'9" x 9'9"

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

Bathroom 13'7" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms.

Bedroom One 12'11" x 10'11"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 13'9" x 7'11"

Double glazed window, radiator.

Bedroom Three 10'6" x 6'9"

Double glazed window, radiator.

Outside Front

Large driveway providing ample off road parking.

Outside Rear

Patio area, lawned garden, mature plants and shrubs, pond, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Full fibre broadband available.

Mains gas, water and electric.


Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 82 |
| (55-68) D | 71 | |
| (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.