



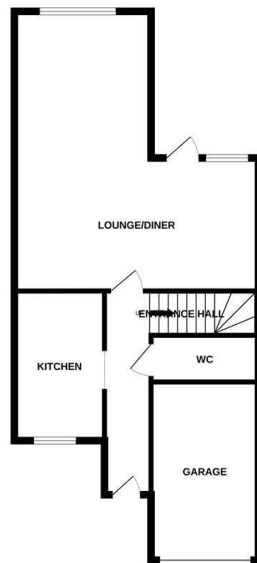
**16 Buckland Rise | | Norwich | NR4 6HD**

**£325,000**

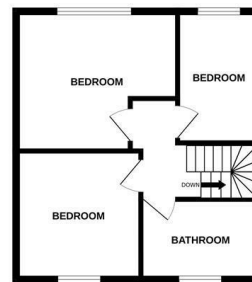
**\*\* EXTENDED SEMI DETACHED HOUSE ON A CORNER PLOT IN THE HIGHLY SOUGHT AFTER EATON WITH NO ONWARD CHAIN \*\*** Gilson Bailey are delighted to offer this EXTENDED, THREE BEDROOM, SEMI DETACHED HOUSE situated on a CORNER PLOT in the requested suburb of Eaton. Accommodation comprises entrance hall, open plan lounge/diner, fitted kitchen and WC to the ground floor. On the first floor there are three bedrooms and a bathroom off landing. Outside there are lawned gardens to the front and side offering potential to extend subject to planning, there is also a driveway providing OFF ROAD PARKING leading to an INTEGRAL GARAGE and to the rear there is an enclosed lawned garden. The house would benefit from some updating but does have double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent family home so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, 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 layout, fixtures and fittings shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metaphor 12/2017

## Location

Eaton is a suburb of Norwich and lies to the south west, conveniently located to the A47 southern bypass and A11, the main route to London and Cambridge. Offering a good selection of local amenities including Waitrose supermarket, schooling, popular pubs and restaurants, local parks and golf course. There are regular bus services to and from the City centre with ease of access to both the Norfolk & Norwich University Hospital and University of East Anglia.

## Accommodation Comprises

Front door to:

### Entrance Hall

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

### Lounge/Diner 21'8" x 19'1"

Double glazed window, PVC door, two radiators.

### Kitchen 11'8" x 6'10"

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

### WC

Low level WC, hand wash basin.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 10'11" x 10'8"

Double glazed window, radiator, storage cupboard housing boiler.

### Bedroom Two 9'10" x 9'3"

Double glazed window, radiator, storage cupboard.

### Bedroom Three 10'8" x 7'10"

Double glazed window, radiator, built in wardrobe.

### Bathroom 8'8" x 5'7"

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

### Outside Front

Lawned garden, driveway providing off road parking leading to an integral garage.

### Outside Rear

Lawned garden enclosed by timber fencing with side gate access,

### Local Authority

Norwich City Council, Tax Band C.

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

Norwich City Council, Tax Band C

### 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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