10 Bracondale I I Norwich I NR1 2AF

Offers In Excess Of £230,000

OFFERED WITH NO CHAIN Nestled within the highly sought-after Bracondale area on the edge of Norwich City Centre, this beautifully modernised two-bedroom mid-terrace home effortlessly blends period charm with contemporary living, boasting a cosy lounge complete with wood-burning stove, a stylish kitchen, separate utility room and a sleek modern bathroom, while upstairs offers two well-proportioned bedrooms; outside, the property enjoys a small lawned front garden, on-street permit parking, a private non-bisected rear garden with brick-built storage shed, and further benefits from double glazing, gas central heating and a wealth of character features throughout, making it an ideal first-time purchase or a superb buy-to-let investment — early viewing is strongly advised to avoid disappointment.

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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
The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre.The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises
Front door to:

Lounge 13'3" x 13'1"
Double glazed window, radiator, wood burner.

Kitchen 13'3" x 7'11"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, double glazed window, stairs to first floor.

Utility Room 6'8" x 6'3"
Fitted wall and base unit with worktops over, space for fridge, washing machine and dishwasher, boiler, door to side.

Bathroom 6'9" x 5'1"
Panelled bath with rainfall shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing
Doors to two bedrooms.

Bedroom One 13'5" x 13'1"
Double glazed window, radiator, storage cupboard.

Bedroom Two 10'7" x 7'11"
Double glazed window, radiator.

Outside Front
Lawned garden with path to front door and on street permit parking.

Outside Rear
Patio area, lawned garden, mature plants and shrubs, brick built storage shed, enclosed by brick walling with rear gate access.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Freehold

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.

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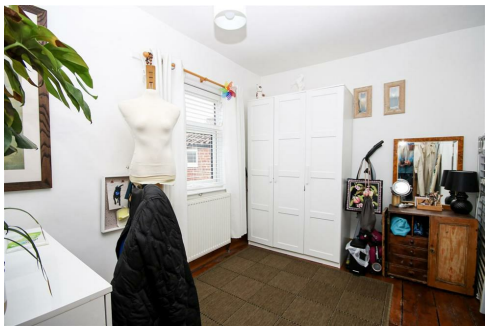

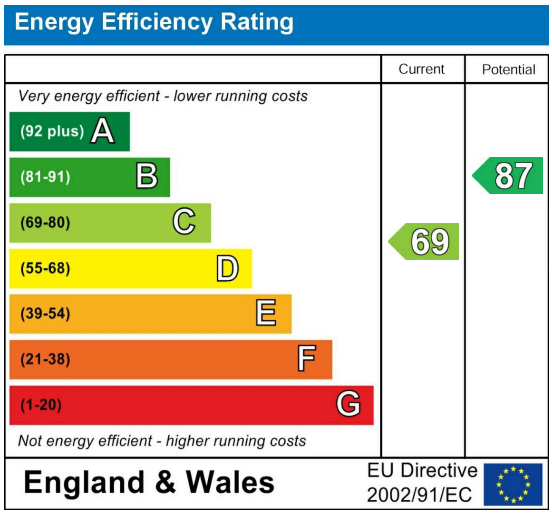

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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

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