







7 Barclay Green I I Norwich I NR7 9QH

Guide Price £220,000

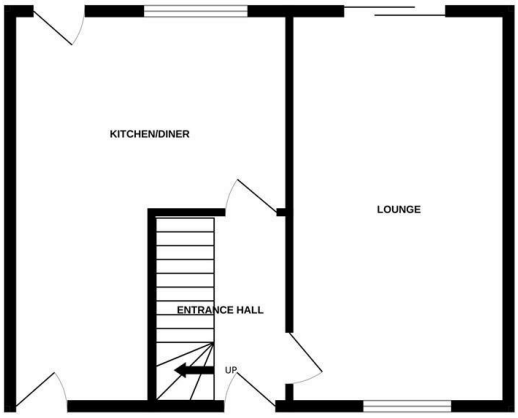
GUIDE PRICE £200,000-£220,000 - END TERRACE HOUSE TUCKED AWAY IN A QUIET CUL-DE-SAC Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, END TERRACE HOUSE situated in the highly sought after Heartsease estate. Accommodation comprising entrance hall, lounge and modern kitchen/diner to the ground floor. On the first floor there are THREE BEDROOMS, A MODERN SHOWER ROOM and WC off landing. Outside there is a DRIVEWAY PROVIDING OFF ROAD PARKING SPACES FOR THREE CARS and to the rear there is a LARGE, ENCLOSED GARDEN. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase so be quick to book a viewing.

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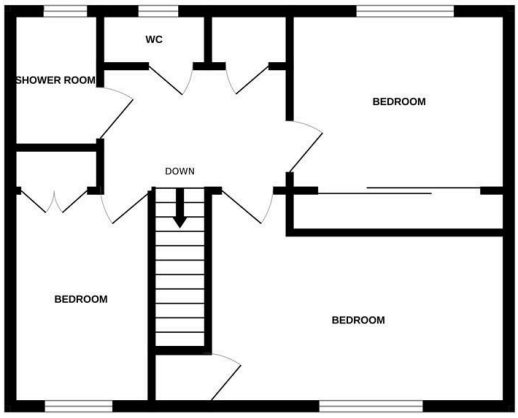
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GROUND FLOOR



1ST FLOOR



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
Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

Accommodation Comprises
Front door to:

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

Lounge 19'3" x 10'7"
Double glazed window, sliding patio doors, radiator.

Kitchen/Diner 19'3" x 13'5"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated washing machine and dishwasher, space for fridge/freezer, double glazed window, radiator, door to front and rear.

First Floor Landing
Doors to three bedrooms, shower room and WC.

Bedroom One 14'0" x 10'5"
Double glazed window, radiator, built in wardrobe.

Bedroom Two 10'9" x 8'2"
Double glazed window, radiator, built in wardrobe.

Bedroom Three 10'9" x 7'1"
Double glazed window, radiator, built in wardrobe.

Shower Room
Shower cubicle, hand wash basin, heated towel rail, frosted double glazed window.

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

Outside Front
Driveway providing off road parking.

Outside Rear
partly lawned garden, timber shed, enclosed by fencing and walling with side gate access.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Freehold

Utilities
Full fibre broadband available.
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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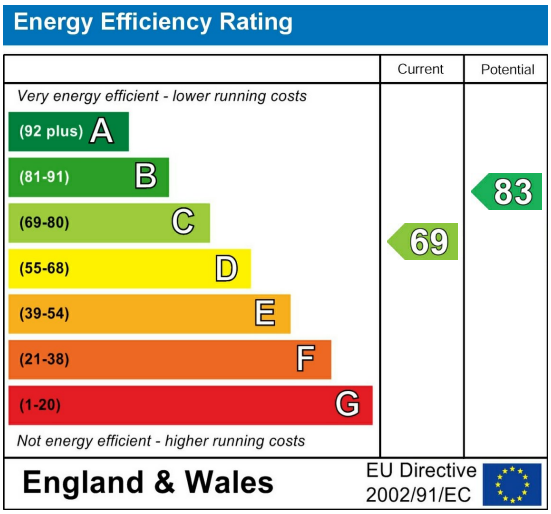












Local Authority

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.