







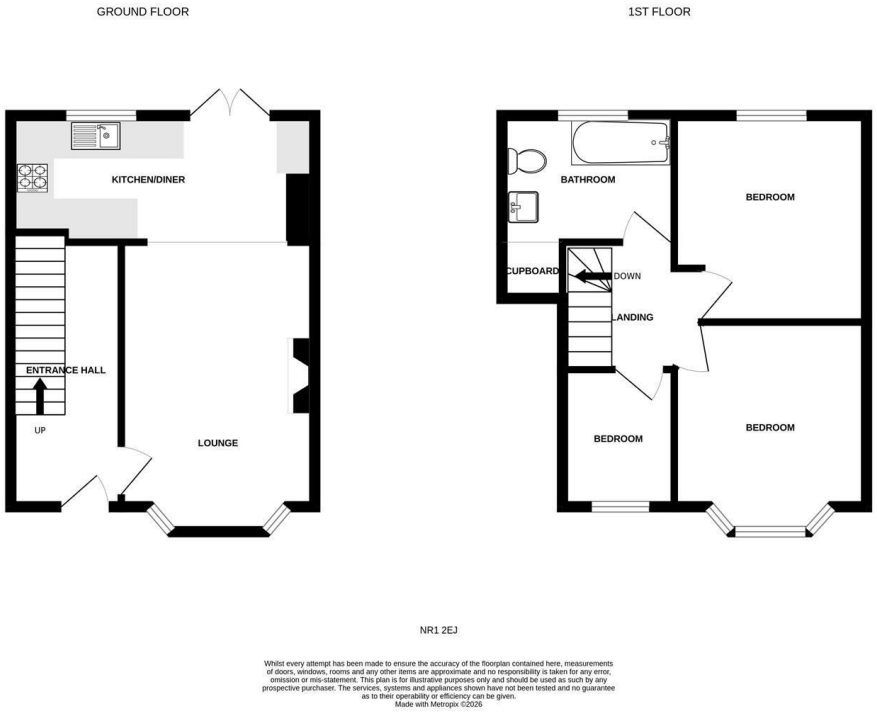
15 Long John Hill I I Norwich I NR1 2EJ

Guide Price £200,000

GUIDE PRICE £200,000 - £210,000 OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this three bedroom, hall entrance mid-terrace house, occupying a pleasant elevated position to the south of Norwich and offered with the significant advantage of no onward chain. Providing spacious and practical accommodation, this appealing home represents an excellent opportunity for first-time buyers looking to get onto the property ladder and create a home of their own. The ground floor comprises a welcoming entrance hall leading into a lounge, alongside a generous kitchen/diner. Upstairs, there are three good-sized bedrooms and a family bathroom off landing, creating a practical and versatile layout for couples and growing families alike. Outside, the property benefits from a small front garden, while to the rear is a good-sized enclosed garden, providing an excellent space for relaxing, entertaining, gardening or enjoying the warmer months. Further benefits include double glazing and gas heating. Combining three bedrooms, a desirable hall entrance layout, generous outside space and an elevated setting to the south of Norwich, this chain-free home would make a fantastic first-time purchase, so be quick to book a viewing.

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Location
The favoured south city of Norwich offers good access to and from the City centre along with popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich Bus station, Chapelfield Gardens, University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

Accommodation Comprises
Front door to:

Entrance Hall
Door to lounge and stairs to first floor.

Lounge 13'6" x 10'2"
Double glazed window, radiator.

Kitchen/Diner 15'11" x 6'11"
Fitted base units with worktops over, butler sink with tap over, fitted hob and oven, space for fridge/freezer and washing machine, patio doors.

First Floor Landing
Doors to three bedrooms and bathroom.

Bedroom One 10'9" x 10'4"
Double glazed window, radiator.

Bedroom Two 12'2" x 9'11"
Double glazed window, radiator.

Bedroom Three 7'4" x 5'9"
Double glazed window, radiator.

Bathroom 9'0" x 6'7"
Panelled bath with shower over, low level WC, hand wash basin, frosted double glazed window.

Outside Front
Small low maintenance garden with steps to front door.

Outside Rear
Covered patio seating area, lawned garden, timber shed, enclosed by timber fencing.

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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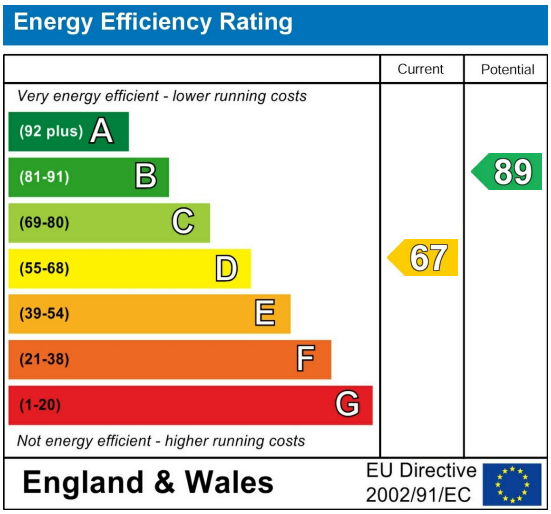












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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