

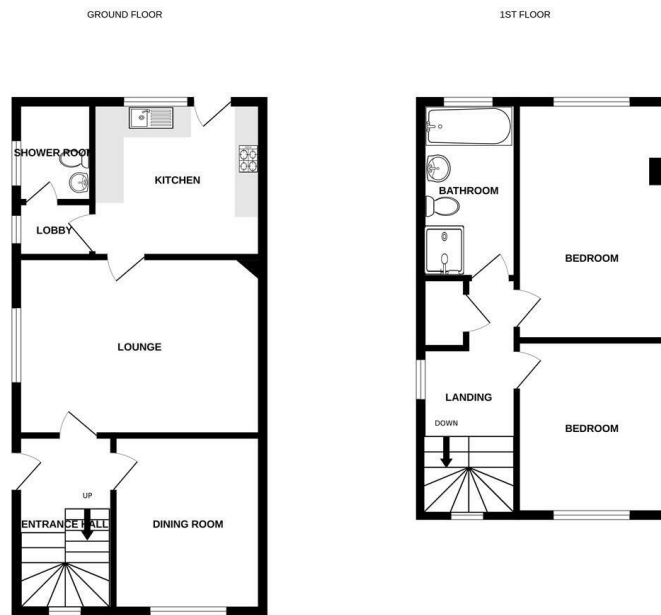


8 Mendham Close | | Norwich | NR1 2JU

Guide Price £250,000

****GUIDE PRICE £250,000 - £260,000 PERFECT FIRST TIME PURCHASE WITH A SUBSTANTIAL REAR GARDEN**** Gilson Bailey are delighted to present this beautifully maintained and extended two-bedroom semi-detached home, quietly positioned within a peaceful cul-de-sac to the south of Norwich. The well-arranged accommodation comprises an entrance hall, comfortable lounge, fitted kitchen, dining room and a ground floor shower room (with the shower requiring reconnection), while the first floor offers two well-proportioned bedrooms and a stylish modern bathroom off the landing. Externally, the property enjoys a front driveway providing off-road parking, while to the rear is an extensive, well-established lawned garden offering excellent privacy and a fantastic outdoor space for entertaining, family enjoyment or keen gardeners. The garden's size and layout provide ample scope for seating areas, play space or further landscaping, making it a true highlight of the home. Further benefits include double glazing, gas central heating, solar panels and is in excellent condition throughout, making this an ideal first-time purchase—early viewing is highly recommended.





Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs 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 operation or efficiency can be given.
Made with Metaplan (2024)

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

Doors to lounge, dining room and stairs to first floor.

Lounge 15'5" x 11'1"

Double glazed window, radiator.

Kitchen 10'6" x 9'8"

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

Dining Room 10'11" x 9'3"

Double glazed window, radiator.

Shower Room 8'5" x 4'6"

Walk-in shower, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 14'10" x 9'3"

Double glazed window, radiator.

Bedroom Two 10'11" x 9'5"

Double glazed window, radiator.

Bathroom 11'0" x 5'11"

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

Outside Front

Driveway providing off road parking.

Outside Rear

Composite decking, extensive lawned garden, mature shrubs and trees, timber shed, enclosed by timber fencing with side gate access.

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	74	80
(55-68) D		
(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.

<https://www.gilsonbailey.co.uk>
01603764444