21 Ron Hill Road I Queens Hill I Norwich I NR8 5GQ

£250,000

OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this fantastic, beautifully presented and modern, three bedroom semi-detached home, pleasantly tucked away on the highly sought after Queens Hill development. Offering bright, stylish and well-proportioned accommodation throughout, this superb property is an ideal opportunity for first-time buyers, young families or those looking for a ready-to-enjoy modern home. The ground floor comprises a welcoming entrance hall, spacious and comfortable lounge, fantastic kitchen/diner providing the perfect sociable space for cooking, dining and entertaining, and a convenient WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom off landing, with bedroom one further benefiting from its own private en-suite shower room. Outside, the property enjoys the huge advantage of two off-road parking spaces to the front, while to the rear is a lovely enclosed garden, ideal for relaxing, entertaining and enjoying the warmer months, complete with a useful storage shed. Further benefits include double glazing, gas heating and the added attraction of being offered with no onward chain. Combining modern living, excellent presentation and a desirable Queens Hill location, this wonderful home would make a superb first-time purchase, so be quick to book a viewing.

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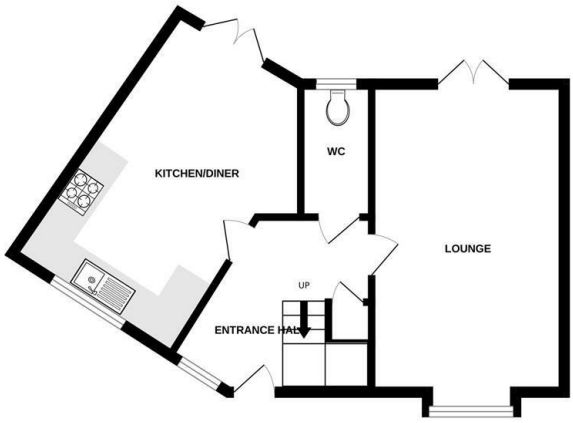
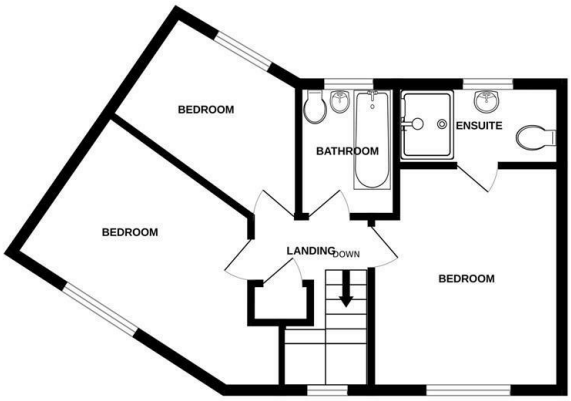
GROUND FLOOR



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
This sought after development is situated west of the Cathedral City centre of Norwich on the outskirts of Costessey, you are within easy reach of a good selection of amenities including primary schools, supermarkets, various retail outlets at the Longwater Retail Park and also excellent public transport from Queens Hills in and out of Norwich City centre with ease of access onto the A47 southern bypass.

Accommodation Comprises
Front door to:

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

Lounge 17'1" x 10'0"
Double glazed window, French doors, two radiators.

Kitchen/Diner 17'10" x 15'1"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, double glazed window, French doors, radiator.

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

First Floor Landing
Doors to three bedrooms. bathroom and airing cupboard.

Bedroom One 11'8" x 9'11"
Double glazed window, radiator.

En-Suite 8'7" x 4'3"
Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 14'3" x 10'5"
Double glazed window, radiator.

Bedroom Three 10'7" x 9'11"
Double glazed window, radiator.

Bathroom 6'11" x 5'1"
Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Two off road parking spaces.

Outside Rear
Patio area, lawned garden, storage shed, enclosed by timber fencing with side gate access.

Local Authority
South Norfolk Council, Tax Band C.

Tenure
Freehold
Service Charge £172.23 per annum

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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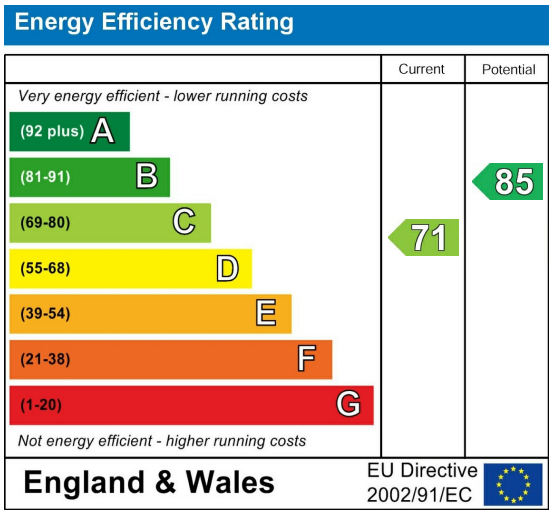

Local Authority

South Norfolk 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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