



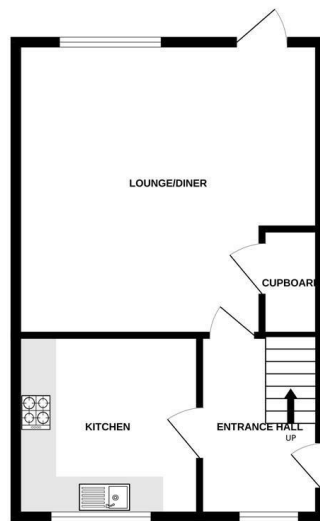
**105 Angela Road | Horsford | Norwich | NR10 3HF**

**Guide Price £250,000**

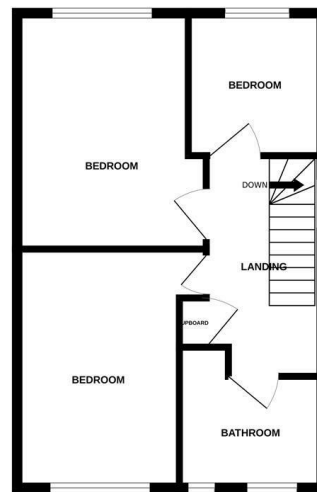
**\*\*GUIDE PRICE £250,000 - £260,000 OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this three-bedroom semi-detached home, situated in a quiet cul-de-sac within the highly sought-after village of Horsford and offering an excellent opportunity for first-time buyers, young families and those looking to put their own stamp on a property. The accommodation comprises a welcoming entrance hall, a spacious lounge/dining room providing plenty of room for both relaxing and entertaining, and a fitted kitchen to the ground floor. Upstairs, there are three bedrooms and a family bathroom accessed from the landing, creating a practical layout for modern living. Externally, the property benefits from a lawned front garden, a driveway providing off-road parking and access to a single garage, while the enclosed rear garden offers a private outdoor space ideal for family enjoyment, gardening or al fresco dining. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain, making for a straightforward purchase process. Conveniently located close to local amenities, schools and transport links, this appealing home presents a fantastic opportunity to secure a property in one of Norwich's most desirable village locations. Early viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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.  
Made with Metropix iC50S

## Location

Horsford is a popular village to the north of Norwich with a range of local amenities including village school, village hall, recreation ground, shopping facilities, regular bus services to and from Norwich city centre, ease of access to the new NDR, Norwich ring road and the North Norfolk coast.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge/diner and kitchen.

### Lounge/Diner 17'1" x 16'5"

Double glazed window, radiator, door to rear.

### Kitchen 10'4" x 10'2"

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

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 13'5" x 10'7"

Double glazed window, radiator.

### Bedroom Two 13'3" x 10'7"

Double glazed window, radiator.

### Bedroom Three 8'0" x 7'6"

Double glazed window, radiator.

### Bathroom 8'0" x 7'10"

Panelled bath with shower over, low level WC, hand wash basin, radiator, two frosted double glazed windows.

## Outside Front

Lawned garden and driveway providing off road parking leading to a single garage.

## Outside Rear

Patio area, lawned garden, mature plants and shrubs, enclosed by timber fencing.

## Local Authority

Broadland District Council, Tax Band C.

## 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.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Broadland District 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.