

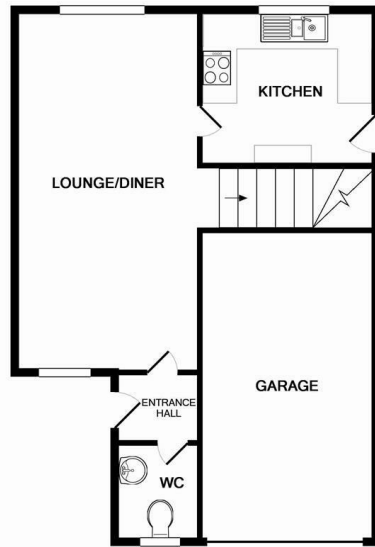


6 Marriott Chase | Taverham | Norwich | NR8 6QQ

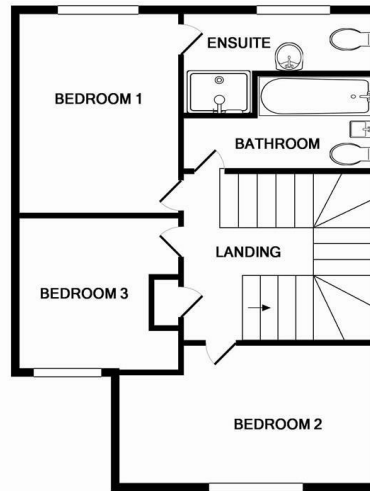
£325,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this three-bedroom detached home occupying a generous corner plot within the highly sought-after village of Taverham. Offering spacious and well-balanced accommodation throughout, the property comprises an entrance hall, generous lounge/diner, fitted kitchen and convenient ground floor WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom accessed from the landing, with the principal bedroom benefiting from an en-suite shower room. Externally, the property enjoys a lawned front garden and driveway providing off-road parking leading to an integral garage, while to the rear there is a good-sized enclosed lawned garden with a patio seating area, perfect for relaxing and entertaining. Further benefits include double glazing, gas central heating and the added advantage of no onward chain, making this an excellent opportunity for a wide range of buyers seeking village living.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

The village of Taverham is situated to the north west of Norwich within easy reach of a good selection of local amenities which include schooling for all ages, supermarkets, vets, pubs, restaurants and patisserie. Nearby bus stops give you good public transport links in and out of the city centre. You are also within close proximity to the NDR and Norwich ring road.

Accommodation Comprises

Front door to:

Entrance Hall

Part glazed front door to entrance hall. Quality laminate flooring, doors to lounge and WC.

Lounge/Diner 20'8" x 10'9"

Two double glazed windows, two radiators, stairs to first floor.

Kitchen 10'2" x 8'2"

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

WC

Modern suite comprising WC and wash basin. Frosted window, radiator.

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom One 11'9" x 9'10"

Double glazed window, radiator.

En-Suite

Shower cubicle, low level WC, hand wash basin, frosted window.

Bedroom Two 11'5" x 9'6"

Double glazed window, radiator.

Bedroom Three 9'10" x 8'6"

Double glazed window, radiator.

Bathroom

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Integrated garage with up & over door. power & light. Private driveway.

Outside Rear

Superb fully enclosed garden with Southerly aspect. Mainly laid to lawn with big patio, well stocked borders, timber shed, side access gate.

Local Authority

Broadland District Council - Tax Band C

Tenure

Freehold


Utilities

Ultrafast Broadband available.
Mains electric and water.

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) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.