3 Sole Close I Horsford I Norwich I NR10 3BU

Offers In The Region Of £230,000

OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this charming, well-positioned and wonderfully inviting, two bedroom semi-detached bungalow, pleasantly tucked away in a peaceful setting within the highly sought after village of Horsford. Offering comfortable single-storey living, attractive outside space and fantastic potential to make your own, this delightful property represents a superb opportunity for first-time buyers, downsizers or those looking to enjoy a quieter pace of life. The accommodation comprises a welcoming entrance hall, bright and spacious lounge perfect for relaxing, fitted kitchen, two well-proportioned bedrooms and a bathroom. Outside, the bungalow continues to impress with lovely mature gardens to both the front and rear, providing plenty of space for keen gardeners, summer entertaining or simply sitting back and enjoying the peaceful surroundings, while off-road parking is available on a first come first serve basis. Additional benefits include double glazing, gas heating and the huge advantage of being offered with no onward chain. Combining peaceful village living, manageable accommodation and wonderful outside space, this fantastic bungalow would make an ideal first-time purchase or perfect downsize, so be quick to book a viewing.

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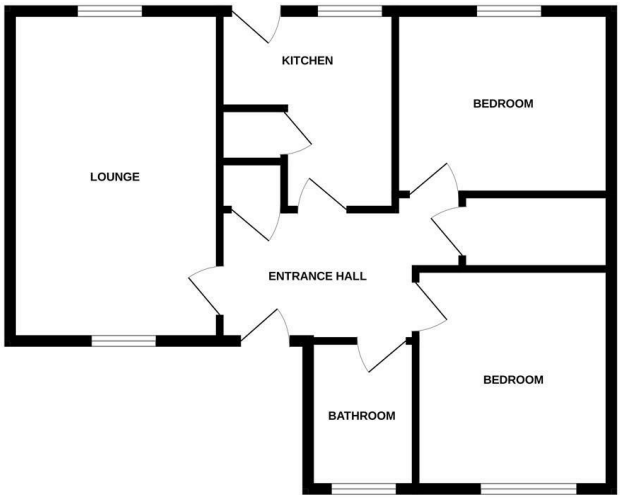
GROUND FLOOR



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
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, kitchen, two bedrooms, bathroom and large storage cupboard.

Lounge 16'11" x 10'9"

Kitchen 10'2" x 8'11"

Bedroom One 11'2" x 10'1"

Bedroom Two 11'1" x 9'4"

Bathroom 7'6" x 5'6"

Outside Front
Lawned gardens with mature shrubs and patio area, off road parking on a first come first serve basis.

Outside Rear
Paved area, lawned gardens, mature plants and shrubs, enclosed by timber fencing.

Local Authority
Broadland District 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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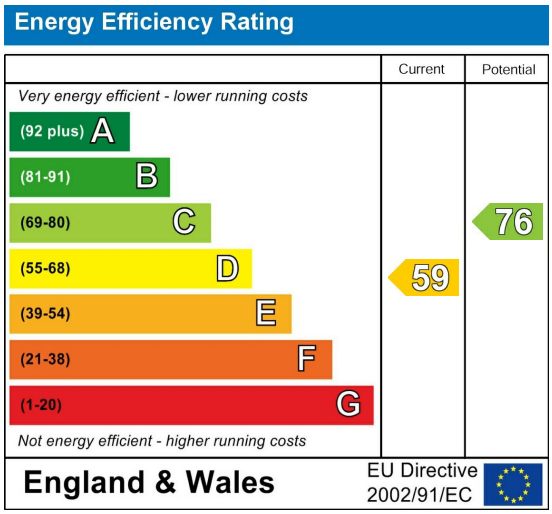

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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

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