



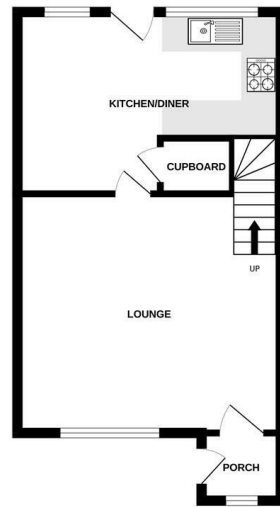
21 Church View Close | | Norwich | NR7 8QA

£250,000

****NO ONWARD CHAIN - GUIDE PRICE £250,000 - £260,000**** Gilson Bailey are delighted to offer this well-presented three-bedroom semi-detached home, ideally located in a peaceful cul-de-sac in the highly sought-after suburb of Sprowston. Perfect for modern family living, the property boasts an entrance porch, inviting lounge and a stylish, modern fitted kitchen/diner to the ground floor – ideal for both everyday life and entertaining. Upstairs, there are three well-proportioned bedrooms and a family bathroom off landing. Outside, the home continues to impress with lawned gardens to both the front and rear, along with a single garage and off-road parking in front. Benefiting from double glazing, gas central heating and excellent condition throughout, this fantastic property would make an ideal first-time purchase – early viewing is highly recommended. ****CALLING ALL FIRST TIME BUYERS****



GROUND FLOOR



1ST FLOOR



While 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. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not to be relied on and no guarantee is given for their availability or efficiency on the day.
Made with Metropac 02/09

Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Lounge 15'0" x 13'8"

Double glazed window, radiator, stairs to first floor.

Kitchen/Diner 15'0" x 10'4"

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 14'11" x 7'5"

Double glazed window, radiator.

Bedroom Two 8'3" x 8'2"

Double glazed window, radiator.

Bedroom Three 11'1" x 6'5"

Double glazed window, radiator.

Bathroom 8'2" x 5'4"

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

Outside Front

Lawned gardens to the front and side.

Outside Rear

Patio area leading to lawned garden, enclosed by brick walling and fencing with side gate access. Single garage with off road parking in front.

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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 69 | 77 |
| (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.

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