



**54 Wellesley Avenue North | | Norwich | NR1 4NU**

## Offers In Excess Of £230,000

**\*\*EXTENDED SEMI DETACHED HOUSE WITH WOODLAND VIEWS\*\*** Gilson Bailey are delighted to offer this extended, three bedroom, semi detached house located to the east of Norwich with accommodation comprising, entrance hall, lounge, kitchen/breakfast room and shower room to the ground floor. On the first floor there are three bedrooms off landing all with built in wardrobes and bedroom one has an en-suite toilet. Outside there is a good sized, lawned front garden and a raised, non-bisected rear garden. The house benefits from double glazing, gas heating and is offered with no onward chain. The property would make a n excellent first time purchase so be quick to book a viewing.







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 errors or omissions of this document. 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 is given to their conformity or efficiency can be given.  
Made with Metreplan 10/2022

## Accommodation Comprises

Front door to:

### Entrance Hall

Door to lounge and stairs to first floor.

### Lounge 14'6" x 13'6"

Double glazed window to front, radiator.

### Kitchen/Breakfast Room 16'1" x 12'0"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted double oven, space for fridge/freezer and washing machine, PVC patio doors to rear, radiator.

### Shower Room 7'7" x 5'5"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window to rear.

### First Floor Landing

Doors to three bedrooms.

### Bedroom One 11'5" x 10'8"

Double glazed window to front, radiator, built in wardrobes.

### En-Suite

Low level WC, hand wash basin, double glazed window to front.

### Bedroom Two 11'5" x 6'10"

Double glazed window to rear, radiator, built in wardrobes.

### Bedroom Three 8'6" x 6'2"

Double glazed window to rear, radiator.

## Outside Front


Lawned garden enclosed by brick walling with path to front door.

## Outside Rear

Patio area with steps up to lawned garden, two timber sheds, enclosed by brick walling and fencing.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>67</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

Norwich City Council, Tax Band B

#### 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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