



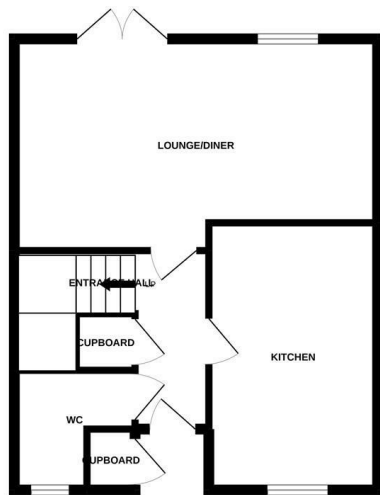
7 Rosebay Close | | Norwich | NR6 6DX

Guide Price £220,000

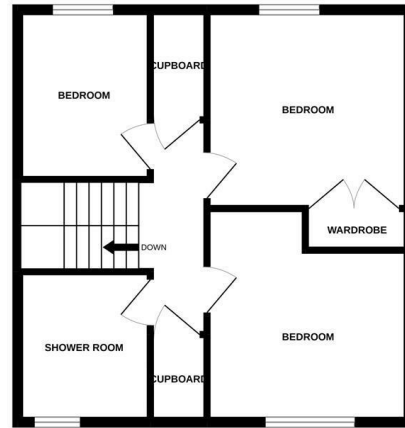
****GUIDE PRICE £220,000 - £230,000 LOVELY TERRACE IN A QUIET CUL-DE-SAC**** Gilson Bailey are delighted to offer this well presented, three bedroom, mid terrace house located to north of Norwich with accommodation comprising, entrance hall, lounge/diner, kitchen and WC to the ground floor. On the first floor there are three bedrooms and a stylish shower room off landing. Outside there is off road parking spaces to the front and to the rear there is a paved garden with brick built storage shed. The house benefits from double glazing, gas heating and solar panels. There is a solar panel feed in tariff investment that can be purchased separately, which brings in a good yearly income. The property would make an excellent first time purchase so be quick to book a viewing.



GROUND FLOOR



1ST 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

Rosebay Close is situated close by to many local amenities including schooling, popular local parks, shops, pubs, restaurants and supermarkets and has great public transport links to and from the City centre. There is also great access to the Norwich Ring Road, Norwich International Airport and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, WC and stairs to first floor.

Lounge/Diner 19'10" x 10'0"

Double glazed window to rear, french doors to rear, two radiators.

Kitchen 13'1" x 9'2"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob with extractor over, fitted oven, space for fridge/freezer, washing machine and tumble dryer, double glazed window to front, radiator.

WC

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

First Floor Landing

Doors to three bedrooms, shower room and loft access.

Bedroom One 13'3" x 9'2"

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

Bedroom Two 11'9" x 9'2"

Double glazed window to front, radiator.

Bedroom Three 9'3" x 7'7"

Double glazed window to rear, radiator.

Shower Room 7'9" x 7'8"

Shower cubicle with rainfall shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window to front.

Outside Front

Off road parking space.

Outside Rear

Non bisected patio garden with brick built storage shed, enclosed by timber fencing.

Solar Panel Information

The vendor has made us aware that the solar panels typically generate around 3,000 kWh a year of electricity, meaning you get free use of the electricity generated, so during the day there are often times it can cost nothing to run the house.

There is an additional Feed in Tariff (FIT). This is a Government backed contract for 25 years of guaranteed payments by law at the maximum possible rate, and the payments can increase in line with inflation. FIT rates for 2022 are 60.23p for all electricity generated PLUS 4.25p for 50% of this (deemed to be exported to the grid). Payments are tax free. 2021 rates are 56.03p and 3.95p for deemed export.


NOTE: Payments have consistently increased slightly over the years

AGENTS NOTE

Solar panels are installed and the feed in tariff is excluded from the marketed guide price. The remaining tariff is available to purchase separately, or the new owner can benefit from maintained solar panels producing electricity to be used by the property at no cost.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	90	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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01603764444