



23 Honey Close | | Norwich | NR1 4LJ

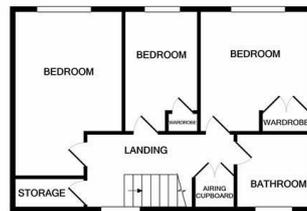
Guide Price £200,000

****GUIDE PRICE £200,000 - £210,000. SPACIOUS LIVING AND NO ONWARD CHAIN **** Gilson Bailey are delighted to offer this spacious and well presented, three bedroom, end terrace house tucked away to the east of Norwich with accommodation entrance hall, good size lounge, kitchen/diner, conservatory and WC to the ground floor. On the first floor there are three bedrooms, a bathroom and large storage cupboard ideal for multiple uses, subject to investigations all off- landing. Outside there is a small lawned front garden and a mature, enclosed garden to the rear. The house benefits from double glazing with new installed to the front of the property in 2019, hot air heating system, has been redecorated and cleaned throughout and would make a great first time purchase or buy-to-let investment so be quick to book a viewing.





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

Honey Close is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the City centre. There is ease of access to Norwich train station, Riverside development and the Norwich Ring Road.

Accommodation Comprises:

Front door to:

Entrance Hall

With doors to lounge, kitchen/diner and WC.

Lounge 17'7" x 10'0"

Double glazed window to front, TV point.

Kitchen/Diner 16'3" x 10'11"

Fitted wall and base units with work tops over, sink and drainer, space for cooker with extractor over, space for washing machine and fridge/freezer, double glazed window to rear, uPVC door to rear.

Conservatory 9'9" x 9'3"

Double glazed uPVC construction with sliding doors to rear.

WC

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

First Floor Landing

With doors to all rooms and large storage cupboard.

Bedroom One 14'5" x 9'1"

Double glazed window to rear.

Bedroom Two 11'0" x 9'8"

Double glazed window to rear, built-in wardrobes.

Bedroom Three 11'0" x 6'8"

Double glazed window to rear, built-in wardrobe.

Bathroom 6'9" x 6'3"

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

Outside - Front

Small lawned area with mature plants and shrubs.

Outside - Rear

Patio seating area, lawned area with mature plants and shrubs, pond, enclosed by timber fencing.

Tenure: Freehold


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(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

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.