



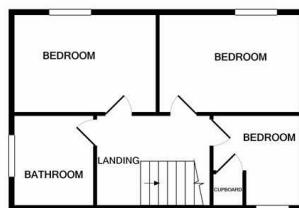
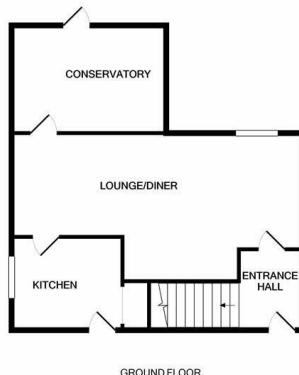
1 Astley Road | Chapel Break | NR5 9LA

Guide Price £220,000

** GUIDE PRICE £220,000 - £230,000. CLOSE BY TO BOTH THE UEA & NNUH**

Gilson Bailey are delighted to offer this well presented, good sized, three bedroom linked detached house. situated in the popular Chapel Break area of Norwich with accommodation comprising entrance hall, large lounge/diner, kitchen and conservatory to the ground floor. To the first floor there are three bedrooms and a bathroom off-landing. Outside there is a paved front garden with ample off-road parking, single garage and a well maintained rear garden. The property benefits from double glazing throughout and gas central heating and would make a great investment or family home. Internal viewing is highly recommended.

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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 equipment shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Location

Located within close proximity to local schooling, local shops, Longwater retail park with regular public transport links to and from the city centre. There is ease of access to the A47 southern bypass and A11.

Accommodation Comprises:

Front door to:

Entrance Hall

With door to lounge/diner and stairs to first floor.

Lounge/Diner

7.45m x 3.81m (24' 5" x 12' 6") Double glazed window to rear, radiator, uPVC door to rear, electric fireplace.

Kitchen

3.12m x 2.43m (10' 3" x 8') Fitted wall and base units with work tops over, sink and drainer, four ring electric hob with extractor over, fitted oven and grill, space for fridge, dishwasher, washing machine, double glazed window to side and door to front.

Conservatory

3.95m x 2.78m (13' x 9' 1") Double glazed construction with door to rear garden.

First Floor Landing

With doors to all bedrooms and bathroom.

Bedroom One

3.66m x 2.70m (12' x 8' 10") Double glazed window to rear, radiator.

Bedroom Two

3.69m x 2.70m (12' 1" x 8' 10") Double glazed window to rear, radiator, loft hatch.

Bedroom Three

2.89m x 2.04m (9' 6" x 6' 8") Double glazed window to front, radiator, storage cupboard housing boiler.

Bathroom

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

Outside - Front

Paved garden with mature plants and shrubs, driveway for ample off-road parking and leading to:

Single Garage

With power and lighting, up and over door.

Outside - Rear

Well presented, mainly paved with mature plants and shrubs, enclosed by timber fencing with side gate access.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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