



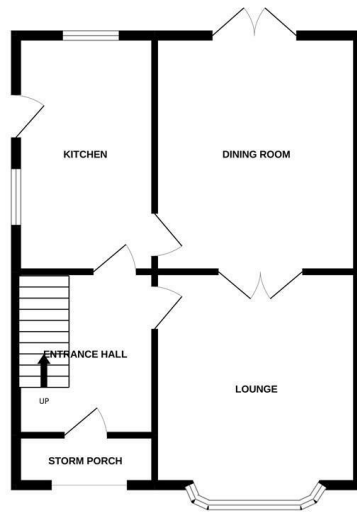
119 St. Williams Way | | Norwich | NR7 0AN

Guide Price £350,000

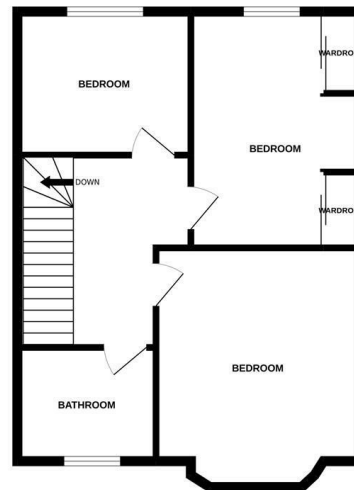
****GUIDE PRICE £350,000 - £370,000 DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this three bedroom, bay fronted, detached house located in the highly sought after suburb of Thorpe St Andrew. Accommodation comprising entrance hall, bay fronted lounge, dining room and kitchen to the ground floor. On the first floor there are three bedrooms and a bathroom off landing. Outside there is a lawned front garden and driveway providing off road parking leading to a single garage and a large, mature rear garden. The house benefits from double glazing, gas heating and is offered with no onward chain. The property would make an excellent family home 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

Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

Lounge 12'7" x 11'11"

Double glazed window, radiator.

Dining Room 14'0" x 10'10"

French doors, radiator.

Kitchen 14'0" x 8'2"

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 14'0" x 9'8"

Double glazed window, radiator.

Bedroom Two 12'7" x 11'10"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 9'9" x 8'3"

Double glazed window, radiator.

Bathroom 7'0" x 5'7"

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

Outside Front

Lawned garden with mature plants and shrubs, driveway providing off road parking leading to a single garage.

Outside Rear

Lawned garden with mature plants and shrubs, greenhouse, enclosed by timber fencing.

Local Authority


Broadland District Council, Tax Band D.

Tenure

Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	80
(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 D

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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