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## 10 Purdance Close | Norwich | NR5 9PA

**£140,000**

**\*\*50% SHARED OWNERSHIP\*\*** Gilson Bailey are delighted to offer this extremely well presented, three bedroom, semi detached house tucked away to the west of Norwich with accommodation comprising, entrance hall, lounge, kitchen/diner and WC to the ground floor. On the first floor there are three bedrooms and a bathroom off landing. Outside there is a driveway to the front providing off road parking and a recently landscaped, tiered rear garden. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make an excellent first time purchase so be quick to book a viewing. Rent payable is £220pcm.

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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. It is the responsibility of the purchaser to satisfy themselves as to the accuracy of the floorplan. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metropix 02/22

## Location

Located to the west of Norwich within reasonable distance of a good selection of amenities including schooling, doctor's surgery, shops and supermarket. There is excellent public transport to and from the city centre with ease of access to the University of East Anglia, Norfolk and Norwich University Hospital, Norwich ring road, A47, A11 and Longwater Retail Park.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, WC and stairs to first floor.

### Lounge 17'9" x 12'4"

Double glazed window to front and side, two radiators, under stairs storage.

### Kitchen/Diner 15'5" x 10'2"

Fitted wall and base units with worktops over, sink and drainer, space for fridge/freezer, washing machine and dishwasher, double glazed window to rear, sliding patio doors to rear, radiator, boiler.

### WC

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

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 12'3" x 8'1"

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

### Bedroom Two 12'0" x 9'0"

Double glazed window to rear, radiator.

### Bedroom Three 9'1" x 7'6"

Double glazed window to side, radiator.

### Bathroom 8'9" x 6'0"

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

### Outside Front

Shingled garden and driveway providing off road parking.

### Outside Rear

Tiered garden with patio area leading to lawn, timber shed, enclosed by timber fencing.

### Leasehold

Leasehold - Term 125 years from 31 January 2001. Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

Norwich City Council, Tax Band B

### Tenure

Leasehold

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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