

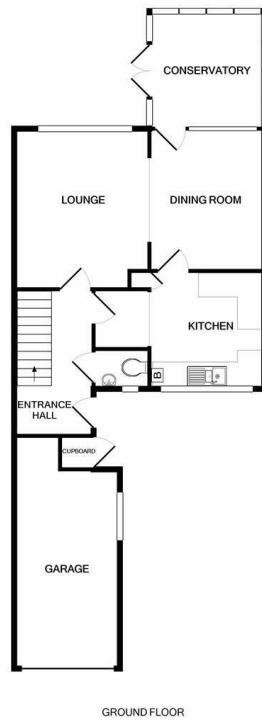


16 Bramfield Close | | Norwich | NR2 4EJ

£290,000

****EXTENDED HOUSE TUCKED AWAY IN A QUIET CUL DE SAC**** Gilson Bailey are delighted to offer this spacious and extended, three bedroom, end terraced house hidden away to the west of Norwich with accommodation comprising entrance hall, lounge, dining room, kitchen, conservatory and WC to the ground floor. On the first floor there are three double bedrooms and a shower room off-landing. Outside there is a paved driveway to the front leading to a single brick built garage and to the rear there is a mature, enclosed, lawned garden. The house benefits from double glazing, gas fired central heating, is in good condition throughout and would suit a wide array of buyers so be quick to book a viewing to appreciate the size and location on offer.





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.
Made with Metropix 6/2021

Location

Bramfield Close is situated close by to many local amenities including schooling, popular local pubs, shops, restaurants and supermarkets and has good public transport links to and from the City centre. There is also good access to the Norwich Ring Road, University of East Anglia and Norfolk & Norwich University Hospital.

Accommodation Comprises:

Front door to:

Entrance Hall

With doors to lounge, kitchen and WC. Stairs to first floor.

Lounge 13'1" x 11'2"

Double glazed window to rear, radiator.

Dining Room 11'8" x 9'5"

uPVC door to rear, radiator.

Kitchen 14'5" x 9'7"

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

Conservatory 9'8" x 9'3"

Double glazed uPVC construction with patio doors to side.

WC

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

First Floor Landing

With doors to all bedrooms and shower room.

Bedroom One 12'8" x 9'6"

Double glazed window to rear, radiator, built-in wardrobe.

Bedroom Two 9'8" x 9'6"

Double glazed window to rear, radiator, built-in wardrobe.

Bedroom Three 10'2" x 8'7"

Double glazed window to front, radiator.

Shower Room 6'10" x 5'5"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window to front.

Outside - Front

Lawned garden with mature plants and shrubs, driveway providing off-road parking and leading to:

Single Garage


With power and lighting.

Outside - Rear

Enclosed, lawned garden with mature plants and shrubs, enclosed by timber fencing.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(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

Norwic 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.

www.gilsonbailey.co.uk
01603764444