

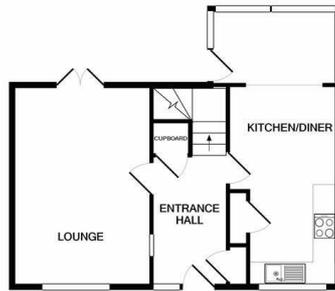


66 Abinger Way | Eaton | Norwich | NR4 6LJ

Guide Price £250,000

****BACKING ONTO THE GOLF COURSE**** Gilson Bailey are delighted to offer this well presented, two bedroom, extended, mid terrace house tucked away in a quiet position in the highly requested suburb of Eaton with accommodation comprising entrance hall, lounge and 22' kitchen/diner to the ground floor. On the first floor there are two double bedrooms and a bathroom off-landing. Outside to the front there is a well maintained garden, an en-bloc garage with a parking space in front with a well maintained, mature and enclosed garden to the rear which backs onto the golf course. The property benefits from double glazing, gas fired central heating, is in good condition throughout and would make a great first time purchase or buy-to-let investment so be quick to book a viewing to appreciate the location on offer.





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

Eaton is a suburb of Norwich and lies to the south west, conveniently located to the A47 southern bypass and A11, the main route to London and Cambridge. Offering a good selection of local amenities including Waitrose supermarket, schooling, popular pubs and restaurants, local parks and golf course. There are regular bus services to and from the City centre with ease of access to both the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises:

Front door to:

Entrance Hall

With doors to lounge and kitchen/diner, stairs to first floor.

Lounge 15'10" x 10'10"

Double glazed window to front, uPVC patio doors to rear, radiator.

Kitchen/Diner 22'10" x 10'0"

Fitted wall and base units with work tops over, sink and drainer, space for cooker, washing machine, dishwasher, fridge/freezer, double glazed windows to front and rear, uPVC patio door to side, radiator.

First Floor Landing

With doors to both bedrooms and bathroom.

Bedroom One 15'10" x 10'9"

Double glazed windows to front and rear, two radiators.

Bedroom Two 15'10" x 8'8"

Double glazed windows to front, and rear, two radiators, built-in wardrobes.

Bathroom 7'8" x 5'6"

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

Outside - Front

Lawned and shingled garden with mature plants and shrubs.

Outside - Rear

Backing golf course; well maintained, lawned garden with mature plants and shrubs, timber shed, enclosed by timber fencing with rear gate access.

En-Bloc Garage

Off-road parking space.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	65	
(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.