

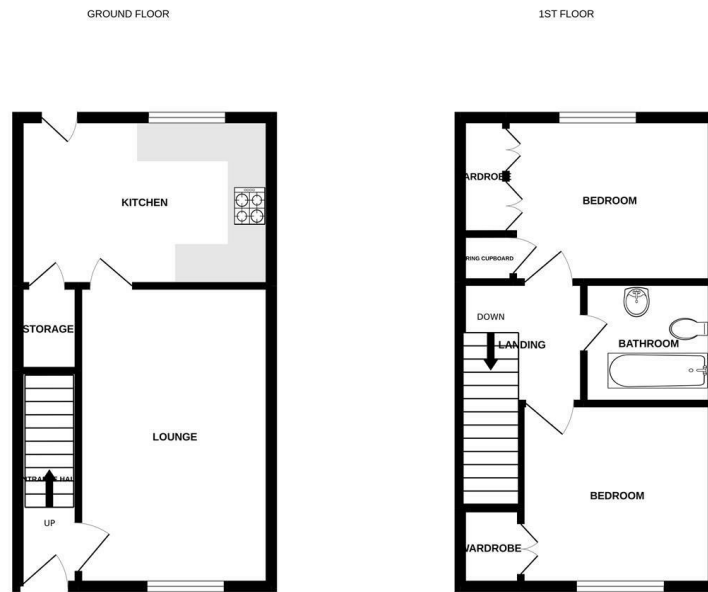


14 Airedale Close | | Norwich | NR3 2DB

Guide Price £210,000

**** GUIDE PRICE £210,000 TO £220,000 **EXCELLENT FIRST TIME PURCHASE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOMS, MID TERRACE house tucked away in a cul-de-sac in the popular NR3 area of Norwich. Accommodation comprises ENTRANCE HALL, LOUNGE and KITCHEN to the ground floor. On the first floor there are TWO DOUBLE BEDROOMS and a BATHROOM off landing. Outside there is an off road PARKING space to the front and an ENCLOSED REAR GARDEN with a LARGE STORAGE SHED. The house benefits from DOUBLE GLAZING, GAS HEATING and is offered with NO ONWARD CHAIN. The property would make an excellent first time purchase so be quick to book a viewing.





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 errors, 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 operating or efficiency can be given.
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Location

Airedale Close is situated close by to many local amenities including schooling, popular local pubs, shops and supermarkets. There is regular public transport to and from the city centre or it is within walking distance. The property is close by to the popular walking & cycling route of Marriott's Way, several parks, the Norwich Ring Road, NDR and Airport.

Outside Front

Off road parking space.

Outside Rear

Patio area and lawned garden, large storage shed, enclosed by timber fencing.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge and stairs to first floor.

Lounge 15'5" x 9'11"

Double glazed window, radiator.

Kitchen 13'2" x 8'9"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window, PVC door, radiator, boiler, under stairs storage cupboard.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 13'2" x 8'9"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 10'0" x 8'9"


Double glazed window, radiator, built in wardrobe.

Bathroom 6'8" x 6'5"

Panelled bath with shower over, low level WC, hand wash basin, radiator, extractor.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	74	
(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

Norwich City Council, Tax Band A

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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