



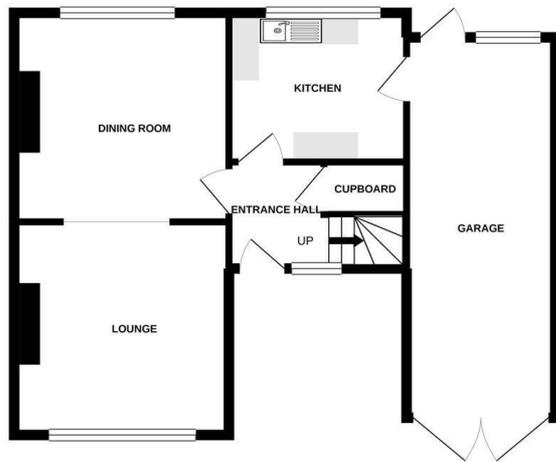
3 Gateley Gardens | | Norwich | NR3 3TU

£260,000

****HEAPS OF POTENTIAL**** Gilson Bailey are delighted to offer this three bedroom, detached house, tucked away in a quiet cul-de-sac to the north of Norwich with accommodation comprising, entrance hall, 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 paved driveway providing off-road parking leading to single brick built garage with power and lighting and to the rear there is a good sized, enclosed lawned garden. The house benefits from double glazing, gas fired central heating and is offered with no onward chain. The property is in need of modernisation throughout so be quick to book a viewing to appreciate the potential on offer.



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

Gateley Gardens is situated close by to many local amenities including schooling, popular local shops, parks, pubs, restaurants and supermarkets and has great public transport links to and from the City centre. There is ease of access to the Norwich Ring Road, Norwich International Airport and the NDR.

Accommodation Comprises

Front door to entrance hall with doors to dining room, kitchen and stairs to first floor.

Lounge 11'11" x 11'10"

Double glazed window to front and radiator.

Dining Room 11'10" x 11'6"

Double glazed window to rear and radiator.

Kitchen 9'11" x 8'4"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge, washing machine and dishwasher, double glazed window to rear.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'11" x 11'10"

Double glazed window to front and radiator.

Bedroom Two 12'0" x 11'7"

Double glazed window to rear and radiator.

Bedroom Three 8'6" x 6'0"

Double glazed window to side and radiator.

Bathroom 6'2" x 5'6"

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

Outside Front

Paved driveway providing off road parking leading to;

Single Garage

With power and lighting.

Outside Rear

Patio area leading to lawned garden, timber shed enclosed by timber fencing.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(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 C

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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