



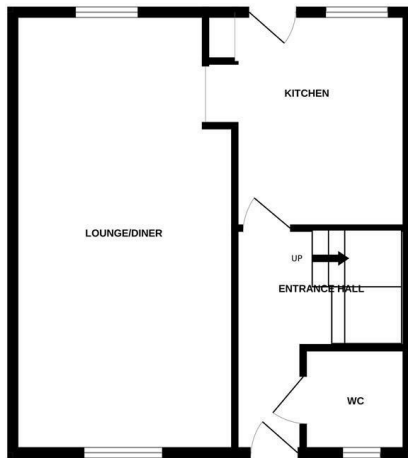
43 Glenn Road | Poringland | Norwich | NR14 7LU

Offers In Excess Of £180,000

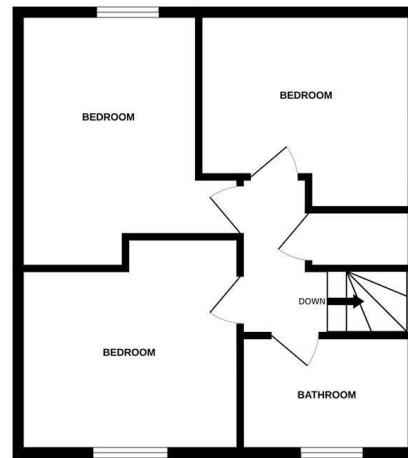
****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this spacious, three bedroom end-terrace house, pleasantly tucked away within a quiet cul-de-sac in the highly sought-after village of Poringland and offered with the significant advantage of no onward chain. Providing comfortable and well-proportioned accommodation, this home represents a fantastic opportunity for first-time buyers looking to get onto the property ladder in a desirable village setting. The ground floor comprises a welcoming entrance hall, fitted kitchen, generous lounge/diner providing an excellent space for relaxing, family meals and entertaining, and a convenient WC. Upstairs, there are three good-sized bedrooms and a family bathroom off landing, creating a practical and versatile layout for everyday living. Outside, the property benefits from a lawned front garden, while to the rear is an enclosed garden with gated rear access, offering a pleasant space for relaxing, entertaining or enjoying the warmer months. Further benefits include double glazing and gas heating. Combining three bedrooms, generous living space and a peaceful cul-de-sac position in the popular village of Poringland, this chain-free property would make a fantastic first-time purchase, so be quick to book a viewing.



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

The popular village of Poringland, lies to the south of Norwich, offering a full selection of amenities including schooling, shops, popular local pubs, restaurants and great access to the A47 Southern Bypass. There are also good links to the University of East Anglia, Norfolk & Norwich University Hospital, A11 and public transport links in and out of the City centre

Accommodation Comprises

Front door to:

Entrance Hall

Doors to kitchen, WC and stairs to first floor.

Lounge/Diner 23'5" x 10'0"

Kitchen 11'5" x 9'2"

WC 5'6" x 5'6"

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'8" x 11'10"

Bedroom Two 11'10" x 11'7"

Bedroom Three 11'5" x 11'5"

Bathroom 9'3" x 5'5"

Outside Front

Lawned garden enclosed by picket fencing with path to front door.

Outside Rear

Paved and lawned garden enclosed by timber fencing with rear gate access.

Local Authority

South Norfolk Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre to the property.

Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk Council, Tax Band B

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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