







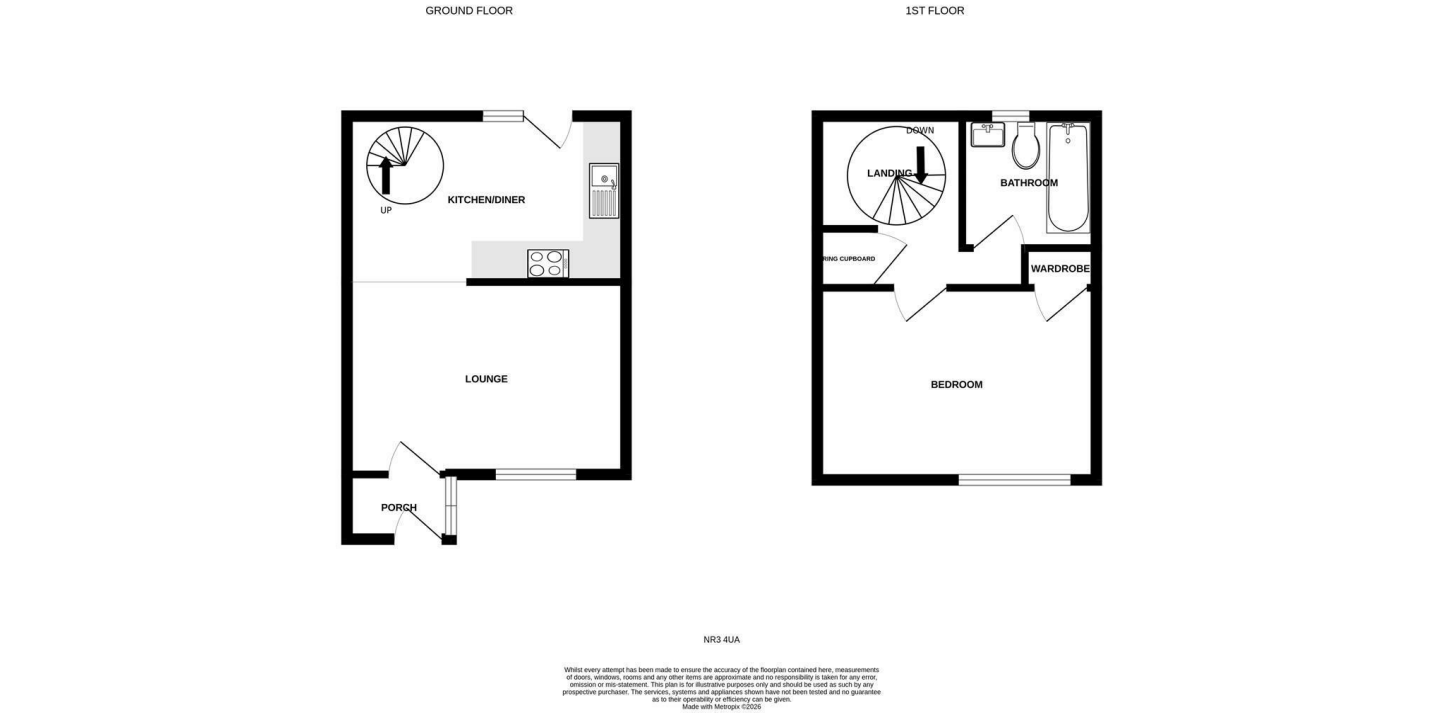
18 John Stephenson Court I I Norwich I NR3 4UA

Offers In Excess Of £190,000

EXCELLENT FIRST TIME PURCHASE WITH OFF ROAD PARKING Gilson Bailey are delighted to offer this beautifully presented, one bedroom semi-detached house, pleasantly tucked away in a quiet position within the highly sought-after NR3 area of Norwich and offered in excellent condition throughout. Providing comfortable and well-planned accommodation, this attractive home presents a fantastic opportunity for first-time buyers looking to get onto the property ladder and enjoy the benefits of owning their own home. The ground floor comprises a welcoming entrance porch leading into a comfortable and inviting lounge, alongside a fitted kitchen, creating a practical and appealing space for everyday living. Upstairs, there is a generously proportioned bedroom and bathroom off landing, providing a comfortable and private space. Outside, the property really stands out with a good-sized, enclosed rear garden, offering plenty of room for relaxing, entertaining, gardening or simply enjoying the warmer months, together with the valuable advantage of one off-road parking space. Further benefits include double glazing and gas heating. Combining excellent presentation, generous outside space, private parking and a tucked-away position in a desirable NR3 location, this charming property would make a fantastic first-time purchase, so be quick to book a viewing.

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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
John Stephenson Court is situated close by to many local amenities including schooling, popular local shops, pubs restaurants and supermarkets and has great public transport links to and from the City centre. There is also good access to Norwich train station and the NDR.

Accommodation Comprises
Front door to:

Entrance Porch
Door to:

Lounge 14'4" x 9'10"
Double glazed window, radiator.

Kitchen 14'4" x 8'5"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for washing machine, double glazed window, door to rear.

First Floor Landing
Doors to bedroom and bathroom.

Bedroom One 14'2" x 9'3"
Double glazed window, radiator, built in wardrobe.

Bathroom 6'5" x 6'0"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside
Paved garden enclosed by fencing and walling with side gate access and one off road parking space.

Local Authority
Norwich City Council, Tax Band A.

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.

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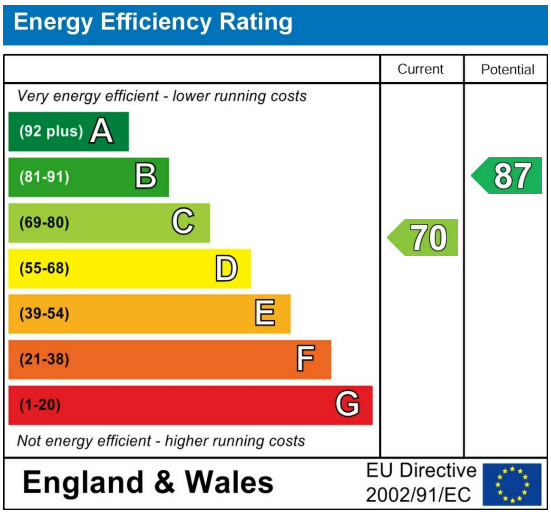












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.