







14 Attoe Walk I I Norwich I NR3 3GX

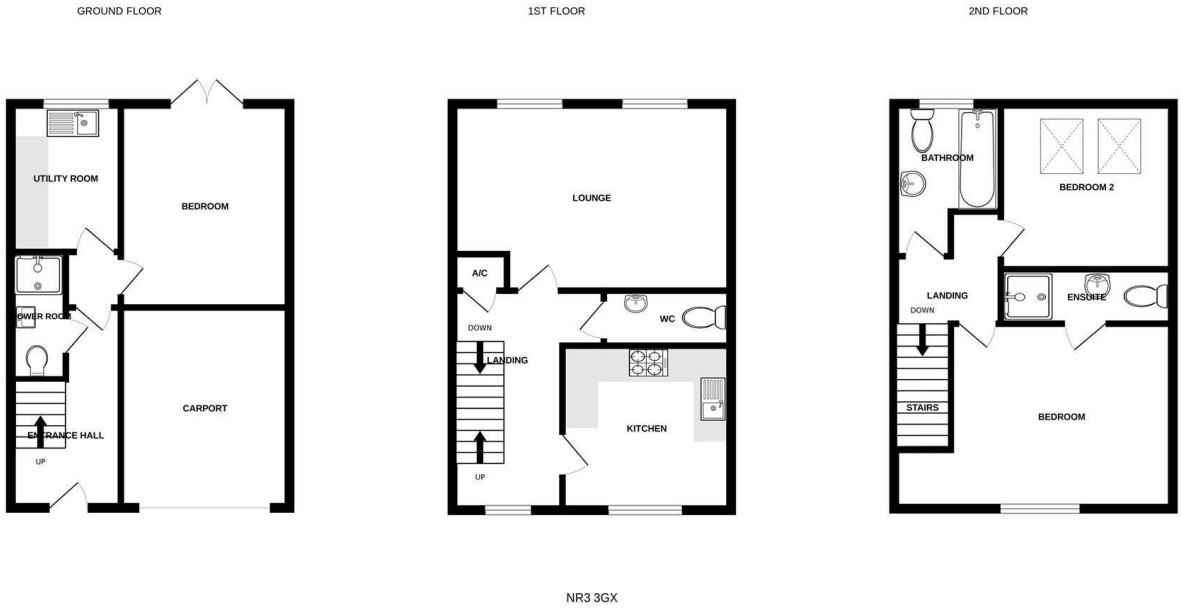
Guide Price £240,000

GUIDE PRICE £240,000 - £250,000 OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this spacious and versatile, three bedroom, three-storey semi-detached townhouse, pleasantly tucked away in a desirable position within the highly sought-after NR3 area of Norwich and offered with the significant advantage of no onward chain. Providing generous and well-planned accommodation arranged over three floors, this attractive property offers an excellent opportunity for first-time buyers or growing families seeking a comfortable home in a popular and convenient location. The ground floor comprises a welcoming entrance hall, well-proportioned bedroom, useful utility room and shower room, offering excellent flexibility for guests, home working or those requiring ground floor bedroom accommodation. On the first floor, there is a spacious and inviting lounge, providing a wonderful setting for relaxing and entertaining, alongside a fitted kitchen and convenient WC off landing. The second floor offers two further generously sized bedrooms and a family bathroom off landing, with bedroom one enjoying the added luxury of its own private en-suite shower room, providing additional comfort and convenience. Outside, the property benefits from a carport providing valuable off-road parking, while to the rear is an enclosed garden, offering a pleasant space for relaxing, outdoor dining and enjoying the warmer months. Further benefits include double glazing and gas heating. Combining three bedrooms, three bath/shower rooms, versatile accommodation, private parking and a tucked-away position in a desirable NR3 location, this appealing chain-free townhouse would make a fantastic first-time purchase or family home, so be quick to book a viewing.

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NR3 3GX

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

Accommodation Comprises:
Front door to:

Entrance Hall
Doors to shower room, utility room and stairs to first floor.

Utility Room 9'4" x 7'7"
Fitted wall and base units, double glazed window to rear, door to hallway, single sink and drainer, boiler, radiator, tiled flooring.

Bedroom Three 10'0" x 9'5"
Radiator, t.v. point, double glazed French doors leading to garden.

Shower Room
Low level WC, hand wash basin, shower cubicle and tiled flooring.

First Floor Landing
Doors to lounge, kitchen, WC and stairs to second floor.

Lounge 16'5" x 10'2"
Two double glazed windows to rear, two radiators, TV point.

Kitchen 12'5" x 9'10"
Double glazed window to front, radiator, fitted wall and base units with work tops over, fitted oven with four ring hob over, single sink and drainer, space for fridge/freezer and washing machine.

WC
Low level WC, hand wash basin, extractor fan, radiator.

Second Floor Landing
Doors to two bedrooms and bathroom.

Bedroom One 12'11" x 11'8"
Double glazed window to front, radiator, TV point, door to:

En-Suite
Low level WC, shower cubicle, hand wash basin, radiator.

Bedroom Two 10'7" x 10'3"
Velux windows to rear, radiator.

Bathroom
Low level WC, hand wash basin, radiator, panelled bath, velux window to rear, tiled flooring.

Outside Front
Access to a car port providing off-road parking.

Outside Rear
Fully enclosed garden, mainly laid to lawn, paved area. Gate to side.

Local Authority
Norwich City Council, Tax Band C.

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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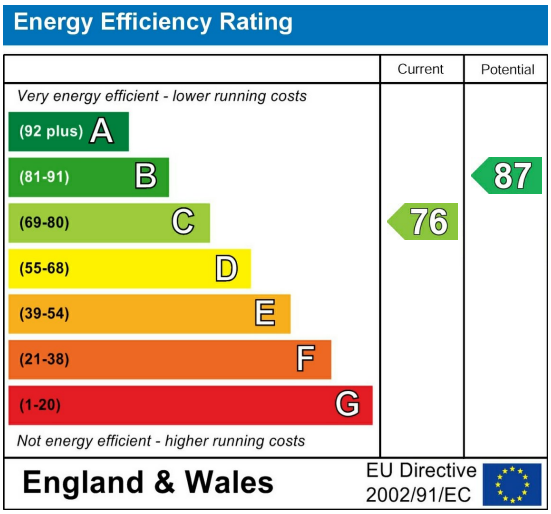












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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