



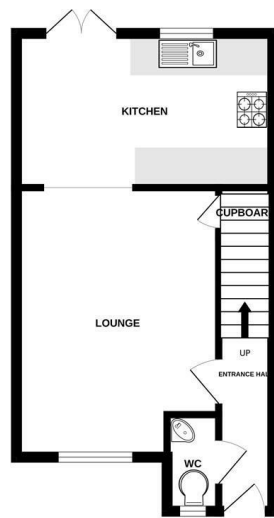
7 Stearn Close | Easton | Norwich | NR9 5FE

Guide Price £230,000

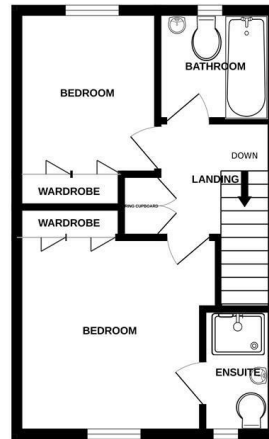
GUIDE PRICE: £230,000 - £235,000 MODERN SEMI DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, SEMI DETACHED HOUSE located in the popular village of Easton. Accommodation comprising entrance hall, lounge, kitchen and WC to the ground floor. On the first floor there are TWO BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a small front garden with mature plants and shrubs, enclosed rear garden and an en-bloc garage with electric door. 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.



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 omission or misstatement. 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.
Made with Metropix 10/023

Location

Easton is a popular village situated just to the west of Norwich, closeby to an array of amenities including schooling, Longwater Retail Park with Sainsbury's superstore, restaurants and gym. Also closeby to the idyllic village of Bawburgh with the award-winning King's Head public house and restaurant.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, WC and stairs to first floor.

Lounge 14'8" x 11'1"

Double glazed window, under stairs storage cupboard.

Kitchen 14'2" x 8'3"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for fridge/freezer, washing machine and tumble dryer, double glazed window, patio doors.

WC

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 11'2" x 10'9"

Double glazed window, radiator, built in wardrobes.

En-Suite 6'9" x 3'10"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 8'9" x 7'11"

Double glazed window, radiator, built in wardrobe.

Bathroom 5'11" x 5'10"

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

Outside Front

Mature plants and shrubs with path to front door.

Outside Rear

Enclosed lawned garden with rear gate access to an en-bloc garage with an electric door.


Local Authority

South Norfolk District Council, Tax Band B.

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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

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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.