



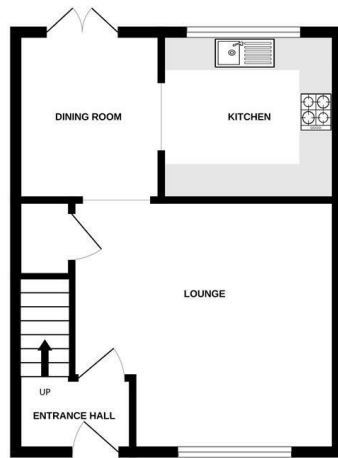
29 Lindford Drive | | Norwich | NR4 6LR

Fixed Asking Price £250,000

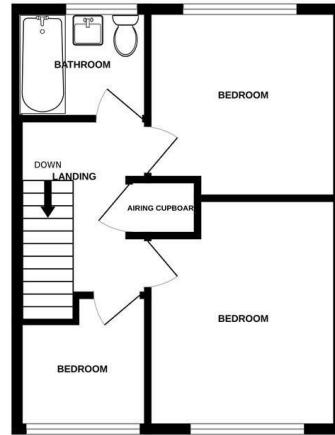
****DETACHED HOUSE WITH NO ONWARD CHAIN IN A HIGHLY DESIRABLE LOCATION**** Gilson Bailey are delighted to offer this THREE BEDROOM, DETACHED HOUSE situated in the highly requested area of Eaton. Accommodation comprising entrance hall, lounge, dining room and kitchen to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a DRIVEWAY to the front leading to a SINGLE GARAGE and a private, enclosed rear garden. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make a great family home so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



LINFORD DRIVE, NORWICH, NR4 6LR

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.
Made with Metropix ©2023

Location

Eaton is a suburb of Norwich and lies to the south west, conveniently located to the A47 southern bypass and A11, the main route to London and Cambridge. Offering a good selection of local amenities including Waitrose supermarket, schooling, popular pubs and restaurants, local parks and golf course. There are regular bus services to and from the City centre with ease of access to both the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge and stairs to first floor.

Lounge 14'1" x 13'3"

Double glazed window, radiator, storage cupboard.

Dining Room 8'9" x 7'7"

Patio doors, radiator.

Kitchen 9'3" x 8'8"

Fitted wall and base units, sink and drainer, space for cooker, washing machine and fridge, double glazed window, radiator.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'1" x 10'2"

Double glazed window, radiator.

Bedroom Two 10'1" x 9'11"

Double glazed window, radiator.

Bedroom Three 6'10" x 6'4"

Double glazed window, radiator.

Bathroom 7'0" x 6'5"

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

Outside Front

Driveway providing off road parking leading to a single garage.

Outside Rear

Patio seating area leading to lawned garden, mature plants and shrubs, enclosed by fencing with side gate access.


Local Authority

Norwich City Council, Tax Band C.

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.