

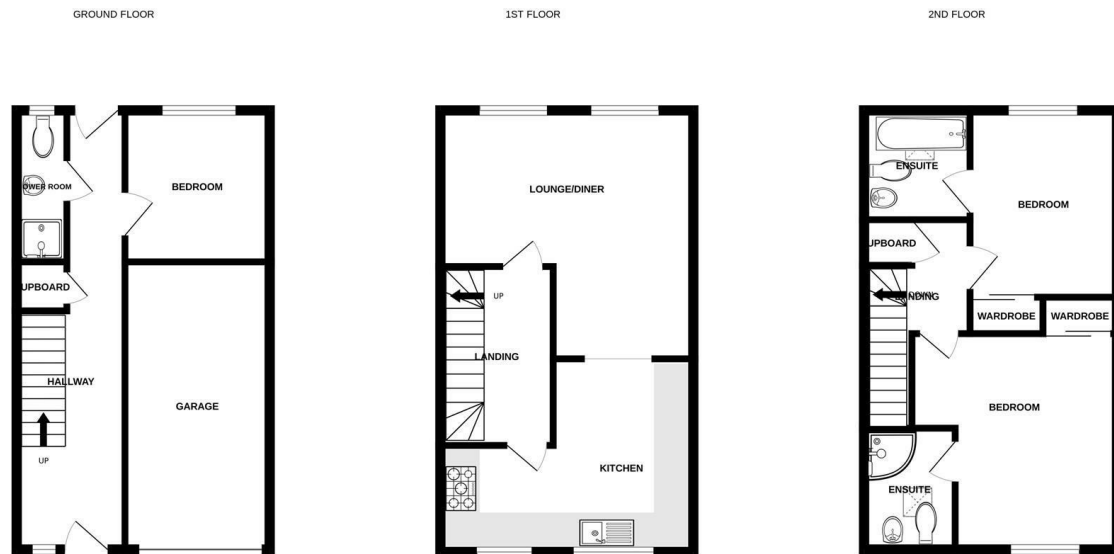


## 1 Maurice Rae Close | | Norwich | NR3 4QR

**£290,000**

**\*\*SPACIOUS THREE STOREY TOWNHOUSE OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, THREE STOREY, END TOWNHOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall, bedroom and shower room to the ground floor. On the first floor there is an 'L' shaped lounge/diner and modern kitchen and to the second floor there are two more bedrooms both with an EN-SUITE SHOWER ROOM and BUILT IN WARDROBES. Outside there is a small driveway providing off road parking leading to an INTEGRAL GARAGE and an enclosed, courtyard rear garden. The townhouse benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.





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

Located within walking distance of local schooling, shops, pubs, Mousehold Heath and with regular bus routes to and from the city centre. There is ease of access to both the Norwich ring road and NDR.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to bedroom, shower room, integral garage and stairs to first floor.

#### Bedroom Three 8'2" x 7'10"

Double glazed window, radiator.

#### Shower Room

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

#### First Floor Landing

Doors to lounge/diner, kitchen and stairs to first floor.

#### Lounge/Diner 15'1" x 13'9"

Two double glazed windows, radiator.

#### Kitchen 15'5" x 10'9"

Fitted wall and base units with worktops over, sink and drainer, space for Range cooker, integrated fridge/freezer, dishwasher and washing machine, two double glazed windows, radiator.

#### Second Floor Landing

Doors to two bedrooms.

#### Bedroom One 11'9" x 11'9"

Double glazed window, radiator, built in wardrobe.

#### En-Suite

Shower cubicle, low level WC, hand wash basin, radiator, Velux window.

#### Bedroom Two 12'1" x 8'6"

Double glazed window, radiator, built in wardrobe.

#### En-Suite

Panelled bath, low level WC, hand wash basin, heated towel rail, Velux window.

#### Outside Front

Driveway providing off road parking leading to an integral garage.

#### Outside Rear

Enclosed courtyard garden with side gate access.

#### Local Authority

Norwich City Council, Tax Band C.

#### Tenure


Freehold

#### Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.