



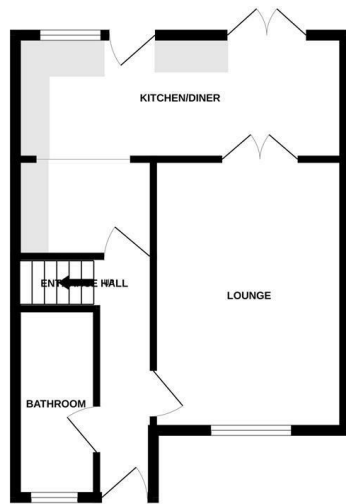
**9 Waterloo Park Close | | Norwich | NR3 2HQ**

## **Offers In The Region Of £325,000**

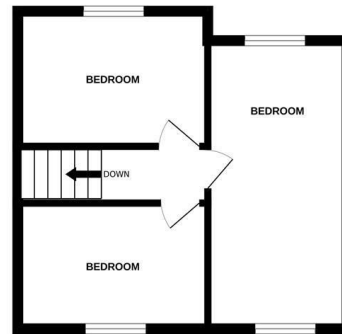
**\*\*EXTENDED SEMI DETACHED HOUSE IN A QUIET CUL-DE-SAC\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, THREE BEDROOM, SEMI DETACHED HOUSE situated just a stones throw away from Waterloo Park in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall, lounge, kitchen/diner and bathroom to the ground floor. On the first floor there are THREE BEDROOMS OFF LANDING. Outside there is a front driveway providing OFF ROAD PARKING and to the rear there is paved garden with a large summerhouse. The house benefits from double glazing, gas heating (new boiler fitted in 2024) and is OFFERED WITH NO ONWARD CHAIN. The property would make an ideal family home or 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 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 ©2024

## Location

Waterloo Park Close is a stones throw from Waterloo Park itself and is conveniently located to local shops, selection of pubs and restaurants and has great access to the City Centre by foot or bus. There also is ease of access to the Norwich Ring Road, Norwich Airport, local parks, river walks and the NDR.

## Accommodation Comprises

Front door to:

### Entrance Hall

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

### Lounge 15'5" x 10'5"

Double glazed window, radiator.

### Kitchen/Diner 18'1" x 16'5"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, patio doors, radiator.

### Bathroom 12'1" x 4'10"

Panelled bath, shower cubicle, low level WC, hand wash basin, underfloor heating, frosted double glazed window.

### First Floor Landing

Doors to three bedrooms.

### Bedroom One 15'6" x 9'1"

Two double glazed windows, radiator.

### Bedroom Two 9'8" x 9'0"

Double glazed window, radiator.

### Bedroom Three 10'5" x 7'5"

Double glazed window, radiator.

### Outside Front

Shingled driveway providing off road parking.

### Outside Rear

Shingled area leading to a paved garden, timber shed, large summerhouse with insulation and power.

### Local Authority

Norwich City Council, Tax Band B.

### 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>84</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	

**Local Authority**

Norwich City Council, Tax Band B

**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.