







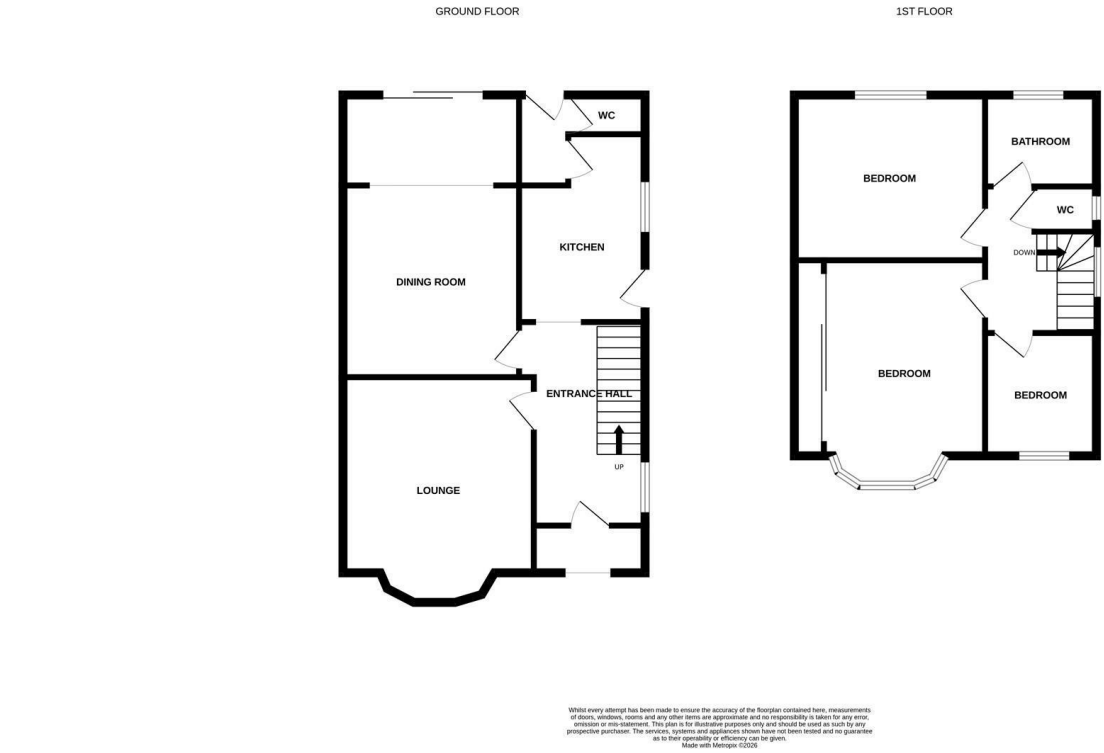
36 Clabon Road I I Norwich I NR3 4HG

Guide Price £340,000

GUIDE PRICE £340,000-£350,000**EXTENDED SEMI DETACHED HOUSE ON ONE OF NR3'S MOST SOUGHT AFTER ROADS** Gilson Bailey are delighted to offer this spacious and extended, three bedroom semi-detached house, enviably positioned along a highly sought-after, tree-lined road in the popular NR3 area of Norwich and offered with the significant advantage of no onward chain. Offering generous and versatile accommodation with plenty of potential to create a wonderful family home, the ground floor comprises a welcoming entrance hall, attractive bay-fronted lounge, separate dining room, fitted kitchen and convenient WC, providing an excellent layout for both everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms, a family bathroom and separate WC off landing, offering practical accommodation for growing families. Outside, the property benefits from a driveway providing off-road parking and leading to a garage, while to the rear is a large, mature garden, offering a fantastic amount of outdoor space for entertaining, gardening, family enjoyment or simply relaxing during the warmer months. Further benefits include double glazing. Combining extended accommodation, generous outside space, driveway and garage, and a desirable position along one of NR3's attractive tree-lined roads, this chain-free property offers an excellent opportunity to create a fantastic family home, so be quick to book a viewing.

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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
The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, dining room, kitchen and stairs to first floor.

Lounge 14'10" x 12'6"

Dining Room 18'6" x 11'7"

Kitchen 12'5" x 7'6"

WC 5'0" x 2'7"

First Floor Landing
Doors to three bedrooms, bathroom and WC.

Bedroom One 14'9" x 11'2"

Bedroom Two 12'1" x 10'0"

Bedroom Three 8'2" x 8'0"

Bathroom 8'1" x 5'8"

WC 4'7" x 2'10"

Outside Front
Driveway providing off road parking leading to a garage.

Outside Rear
Lawned garden, mature plants, shrubs and trees, potting shed, workshop, enclosed by timber fencing.

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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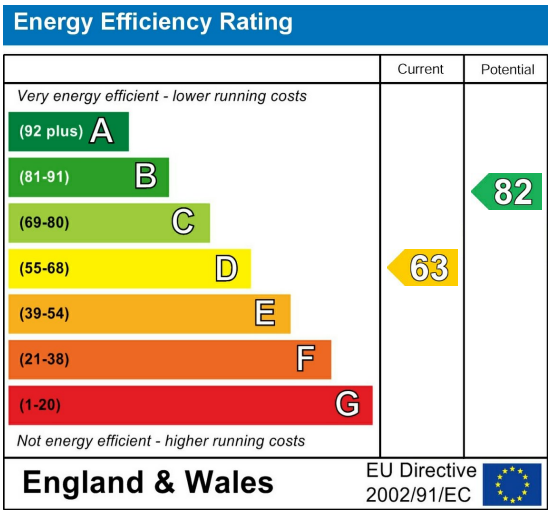












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Tenure

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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.