







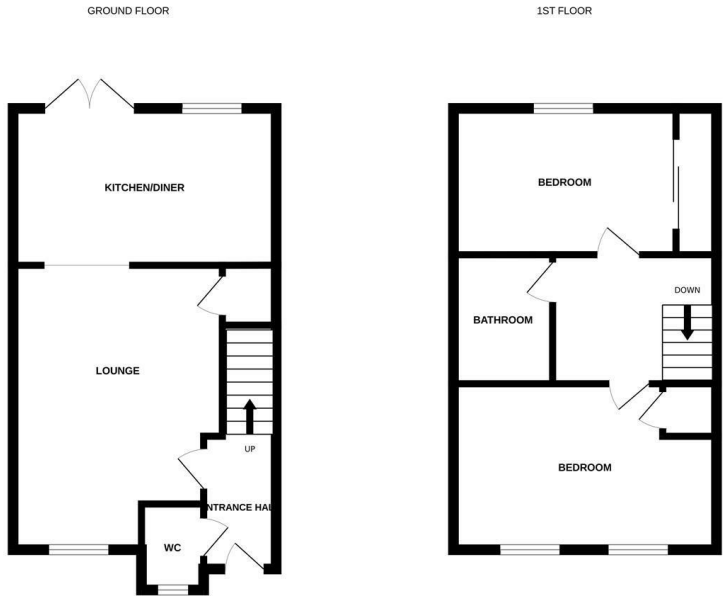
# 12 Taylors Square I Poringland I Norwich I NR14 7GS

## £208,000

** EXCELLENT FIRST TIME BUY ** Gilson Bailey are delighted to offer this immaculately presented, two bedroom mid-terrace house, attractively positioned within the sought-after village of Poringland and offered with the added advantage of no onward chain. Ready for its new owners to move straight into and enjoy, the property offers a well-planned layout comprising a welcoming entrance hall, comfortable lounge, modern kitchen/diner providing a sociable space for cooking and dining, and a convenient ground floor WC. Upstairs, there are two well-proportioned bedrooms and a bathroom off landing, creating an ideal arrangement for everyday living. Outside, the property benefits from the considerable advantage of two off-road parking spaces on a shared driveway and further parking in front of the property, while to the rear is a lovely enclosed garden, providing a private space for relaxing, entertaining or enjoying the warmer months. Further benefits include double glazing and gas heating. Combining excellent presentation, practical accommodation, two parking spaces and a desirable village setting, this chain-free home represents an excellent opportunity for first-time buyers, 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 village of Poringland, lies to the south of Norwich, offering a full selection of amenities including schooling, shops, popular local pubs, restaurants and great access to the A47 Southern Bypass. There are also good links to the University of East Anglia, Norfolk & Norwich University Hospital, A11 and public transport links in and out of the City centre.

## Accommodation Comprises
Front door to:

## Entrance Hall
Doors to lounge, WC and stairs to first floor.

## Lounge 15'8" x 11'6"
Double glazed window, radiator, storage cupboard.

## Kitchen 14'7" x 8'8"
Fitted wall and base units with worktops over, sink and drainer, integrated fridge/freezer, washing machine and dishwasher, double glazed window, radiator, patio doors.

## WC 4'7" x 3'6"
Low level WC, hand wash basin, radiator, double glazed window.

## First Floor Landing
Doors to two bedrooms and bathroom.

## Bedroom One 14'7" x 9'2"
Two double glazed windows, radiator, cupboard.

## Bedroom Two 12'4" x 8'0"
Double glazed window, radiator, built in wardrobe with lighting, hanging rails and shelving.

## Bathroom 7'2" x 5'6"
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail.

## Outside Front
Two parking spaces as well as parking in front of property.

## Outside Rear
Patio area, lawned garden, matrue plants and shrubs, enclosed by timber fencing with rear gate access.

## Local Authority
South Norfolk District Council, Tax Band B

## Tenure
Leasehold: Term 125 years from and including 27 July 2018
Service charge £91.41 per annum

## 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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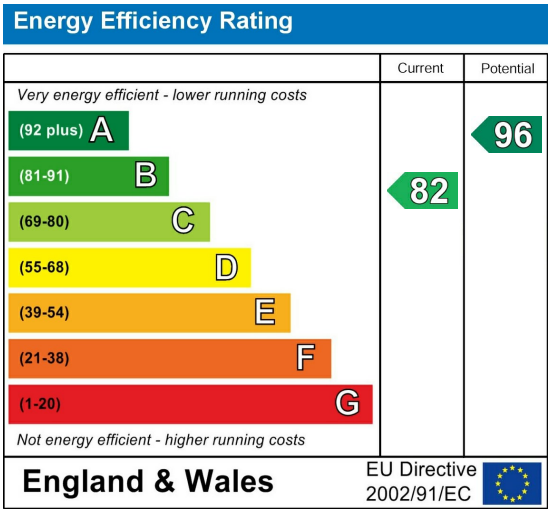













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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.