



£240,000- £250,000 Guide Price

**3 Bedrooms
1 Reception Rooms
1 Bathrooms**

Hansell Road, Norwich, Norfolk



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR
01603 432000

Located in the popular Thorpe St Andrew this semi-detached three bedroom bungalow benefits from gas central heating and double glazing. There is a modern shower room, large gardens and lots of parking. The property does require some updating however, there is enormous potential to be taken advantage of in this vacant property and it is offered with no chain, so we urge an early viewing.



ENTRANCE HALL

With access to loft and doors to:-

SHOWER ROOM

Suite comprising pedestal hand wash basin, WC and large shower cubicle with glazed screen door all with complimenting tiled splashbacks, surrounds and flooring.



BEDROOM

A good size double bedroom with view to the front.

BEDROOM

A good size double bedroom with fitted wardrobe cupboards and view to the front.



LOUNGE

A well-proportioned room with main focal point fireplace with marble hearth and surround with timber mantle. There is a storage cupboard adjacent, borrowed light to the next door bedroom, open plan to.

DINING AREA

With ample space for a four seater table with view overlooking the rear gardens, serving hatch to the kitchen.

BEDROOM

A single bedroom with view to the side with fitted storage cupboard.



KITCHEN/BREAKFAST

A selection of base, drawer and wall mounted units with complementing ceramic tiled splashback and surrounds. There is space for washing machine, recess for electric cooker and further space for white goods, plus an original pantry style cupboard.

REAR LOBBY

With window to the side and door giving access to the gardens.

OUTSIDE

To the front of the property is a driveway with parking for several vehicles leading to a sectionized garage with up and over door. A low maintenance front garden with shingle area and flowering shrubs border, enclosed by a low brick wall. The rear garden having patio and lawns, a summer house, mature shrubs and borders, timber garden shed, all of which closed by hedging and fencing.

EPC Rating:

D

Council Tax:

Band B

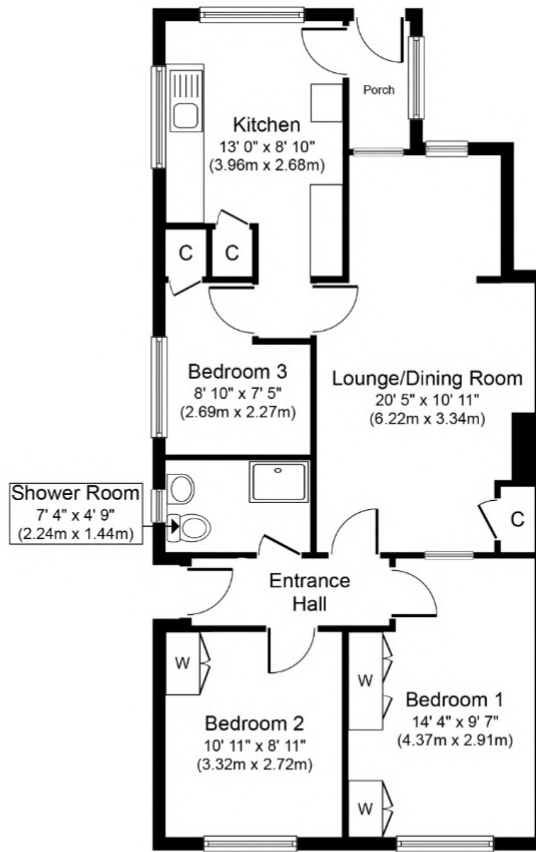
Tenure:

Freehold





Garage
 Approximate Floor Area
 145 sq. ft.
 (13.4 sq. m.)



Approximate Floor Area
 729 sq. ft.
 (67.7 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT:

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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