



£215,000
Asking Price

2 Bedrooms
1 Reception Room
1 Bathroom

Purdance Close, Norwich, Norfolk



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

This semi-detached two bedroom property is located close to local amenities and the A47. It is also only a short drive from the UEA and hospital. The property benefits from double glazing and gas central heating has front and rear gardens with parking.

ENTRANCE HALL

With stairs to first floor.

WC

Low-level WC and wash basin.

LOUNGE

With dual aspects to the front and side, a well proportioned room with ample space for sitting room furniture there is an under stairs alcove.

DINING ROOM

With space for a 4 to 6 seater table with view overlooking the rear gardens and door giving access.

KITCHEN

A modern selection of beech units in base, drawer and wall mounted style with complementing splashback and surrounds. There is plumbing for automatic washing machine, space for electric cooker and space for fridge/freezer. There is also a wall mounted gas boiler.

Stairs to first floor.

LANDING

With doors to all rooms.

BEDROOM

A good size double bedroom with dual aspects to the rear.

BEDROOM

A good size double bedroom with dual aspect to the front with fitted cupboard.

BATHROOM

Comprising, panel bath, WC and wash basin with ceramic tiled splashbacks and surrounds and electric shower.

OUTSIDE

To the front of the property is a garden with sweeping low brick wall and silver birch tree whilst to the rear with access via a timber gate, there are lawns, patio and timber shed, all of which enclosed by brick wall and fencing. There is a single parking space to the rear of the property.



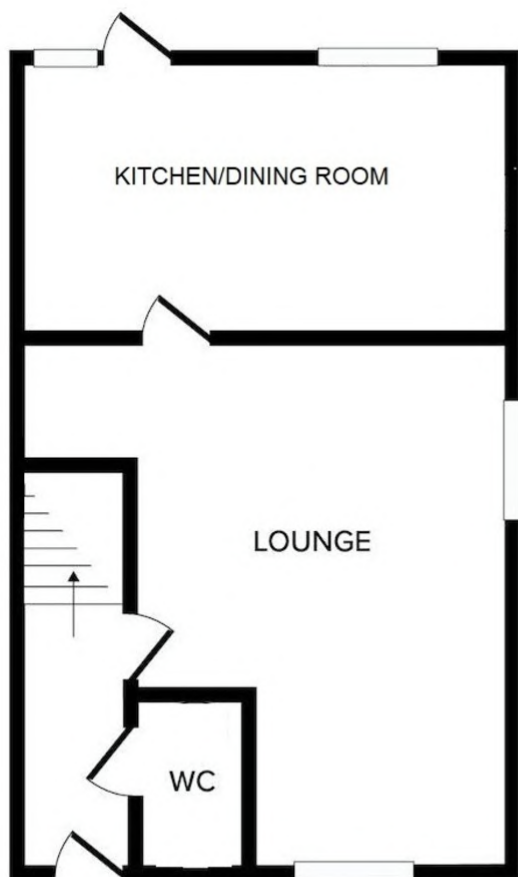
EPC Rating:
C

Council Tax:
Band B

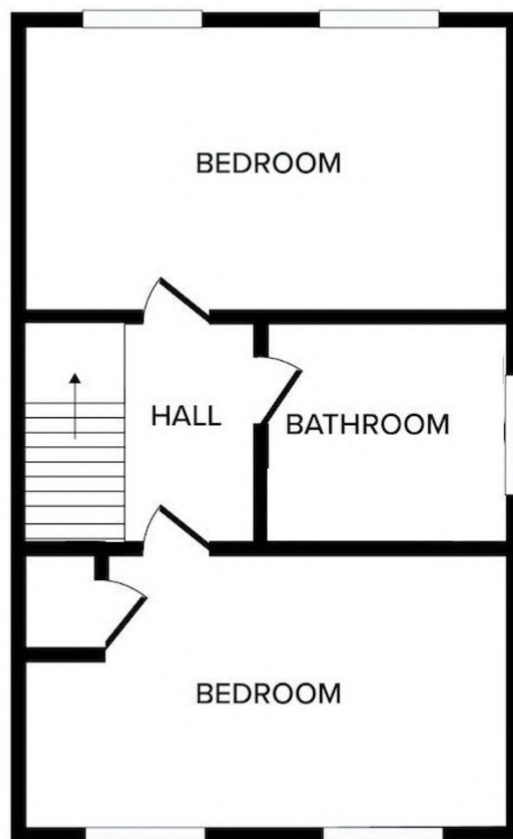
Local Authority:
Norwich City Council

Tenure:
Freehold





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(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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