



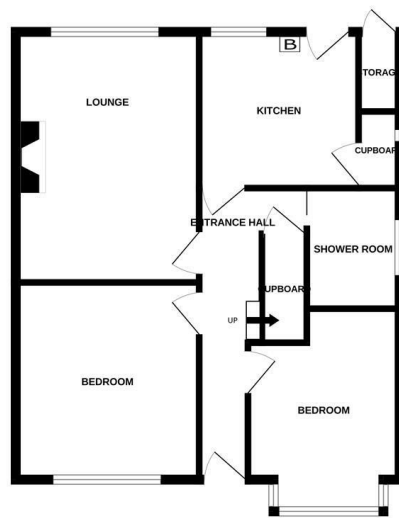
6 Linton Close | | Norwich | NR7 8NL

Guide Price £280,000

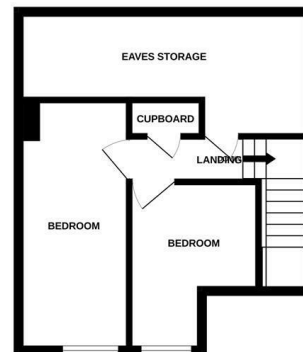
****CHALET BUNGALOW IN A QUIET LOCATION IN THE POPULAR SUBURB OF SPROWSTON**** Gilson Bailey are delighted to offer this FOUR BEDROOM, SEMI-DETACHED CHALET BUNGALOW with accommodation comprising entrance hall, two bedrooms, lounge, kitchen and ground floor shower room which has been recently updated. There are two further bedrooms off the first-floor landing. Outside there is a driveway providing ample off-road parking leading to SINGLE GARAGE with power and lighting. To the rear there is a WELL MAINTAINED, enclosed rear garden. The chalet bungalow benefits from UPVC double glazing, gas central heating and NO ONWARD CHAIN, INTERNAL VIEWING IS HIGHLY RECOMMENDED.



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.
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Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

Accommodation Comprises

Door to

Entrance Hall

Doors to bedrooms one and two, lounge, kitchen, radiator and stairs to first floor.

Lounge 14'11" x 11'1"

UPVC window, radiator and gas fire.

Bedroom One 10'11" x 12'0"

UPVC window and radiator.

Bedroom Two 9'1" x 11'7" into bay

UPVC window and radiator.

Kitchen 9'4" x 9'5"

Wall and base units, UPVC window, UPVC door to rear, sink and drainer, space for washing machine, cooker and door to pantry.

Shower Room

Low level WC, hand wash basin, shower cubicle, UPVC window and radiator.

First Floor Landing

Doors to bedroom three and four.

Bedroom Three 14'11" x 6'5"

UPVC window and radiator.

Bedroom Four 9'9" x 7'4"

UPVC window and radiator.

Outside

Lawned front garden, driveway with parking. Large enclosed well-kept rear garden and single garage.

Tenure


Freehold

Local Authority

Broadland District Council - Tax Band C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.

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