



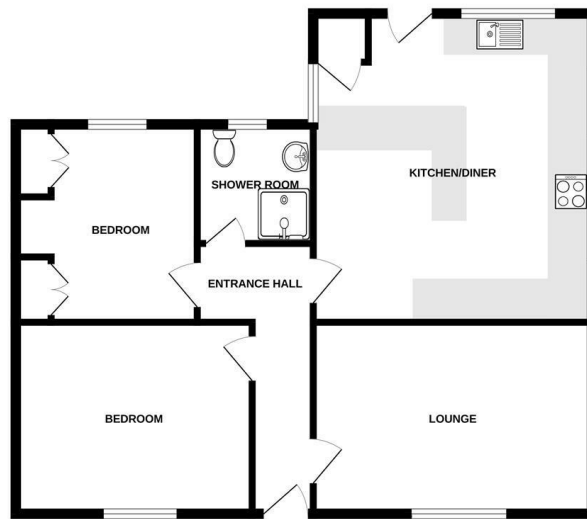
5 Lilian Road | Spixworth | Norwich | NR10 3PZ

Asking Price £270,000

EXTENDED BUNGALOW WITH A LARGE MATURE REAR GARDEN** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, TWO BEDROOM, SEMI DETACHED BUNGALOW situated in the sought after village of Spixworth. Accommodation comprising entrance hall, lounge, kitchen/diner, TWO BEDROOMS and a modern shower room. Outside there is a front driveway providing off road parking and a LARGE, PRIVATE REAR GARDEN with a summerhouse and workshop (formerly the garage). The bungalow benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is to their operation or efficacy can be given.
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Location

The popular village of Spixworth is well served by a great selection of local amenities including infant and junior schools, doctor and dentist surgeries, village hall and pub. There are regular public transport links to and from Norwich city centre with ease of access to the NDR and The Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/diner, two bedrooms and shower room.

Lounge 15'6" x 10'10"

Double glazed window, radiator.

Kitchen/Diner 17'3" x 15'5"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated dishwasher, space for fridge and washing machine, double glazed windows, radiator, door to rear.

Bedroom One 13'3" x 10'11"

Double glazed window, radiator.

Bedroom Two 10'0" x 9'10"

Double glazed window, radiator, built in wardrobes.

Shower Room 6'6" x 6'4"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Lawned garden and driveway providing off road parking.

Outside Rear

Patio seating area leading to large lawned garden, mature plants, shrubs and trees, summerhouse, timber shed, large workshop, enclosed by fencing with side gate access.

Local Authority

Broadland District Council, Tax Band C.


Tenure

Freehold

Utilities

Superfast fibre broadband available.
Mains water and electric.
Gas Central Heating.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(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	

Local Authority

Broadland District Council, Tax Band C

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.