

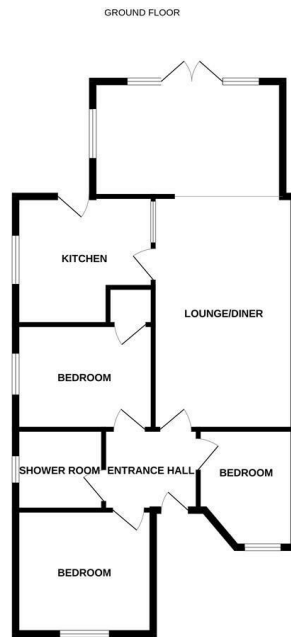


89 Gowing Road | | Norwich | NR6 6UH

Guide Price £260,000

****GUIDE PRICE £260,000 - £270,000 **EXTENDED SEMI DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, THREE BEDROOM, SEMI DETACHED BUNGALOW situated in the highly sought after suburb of Hellesdon. Accommodation comprising entrance hall, spacious lounge/diner, kitchen, THREE BEDROOMS and a shower room. Outside there is a front driveway providing OFF ROAD PARKING leading to a CAR PORT and DOUBLE GARAGE/WORKSHOP with power and lighting. To the rear there is a enclosed garden mainly laid to lawn. The bungalow benefits from double glazing, oil heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or downsize so be quick to book a viewing.





Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, doors and any 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 for any prospective purchase. The services, fixtures and appliances shown here are not intended and no guarantee is to their operation or efficiency can be given. Made with Metropac E2000.

Location

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, three bedrooms and shower room.

Lounge/Diner 27'11" x 11'3"

Patio doors, double glazed window, two radiators.

Kitchen 10'5" x 9'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, radiator, double glazed window.

Bedroom One 11'0" x 9'11"

Double glazed window, radiator.

Bedroom Two 10'11" x 8'4"

Double glazed window, radiator.

Bedroom Three 8'0" x 7'1"

Double glazed window, radiator.

Shower Room

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

Outside Front

Large driveway providing ample off road parking.

Double Garage

With power and lighting.

Outside Rear

Lawned garden, mature plants and shrubs, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

Tenure


Freehold

Utilities

Ultrafast full fibre broadband available.

Mains water and electric.


Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.