



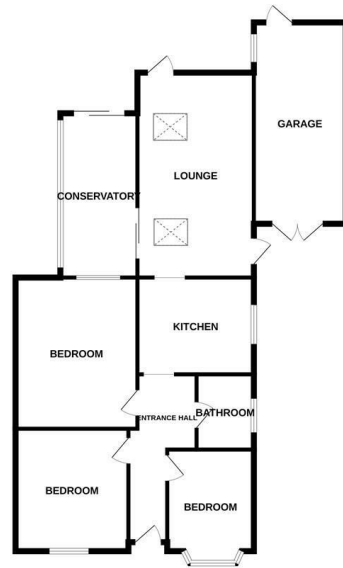
19 Eastern Avenue | | Norwich | NR7 0UQ

Guide Price £325,000

VENDOR HAS FOUND - BE QUICK TO VIEW!! EXTENDED DETACHED BUNGALOW IN A HIGHLY REQUESTED AREA** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, THREE BEDROOM, DETACHED BUNGALOW situated in the sought after suburb of Thorpe St Andrew. Accommodation comprising entrance hall, lounge, kitchen, conservatory, bathroom and THREE BEDROOMS. Outside there is a lawned garden to the front and a LARGE DRIVEWAY providing ample off road parking leading to a SINGLE GARAGE. To the rear there is a large rear garden idea for entertaining. The bungalow benefits from double glazing, gas heating and is in excellent condition throughout. The property would suit a wide array of buyers so be quick to book a viewing.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and other details 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, fixtures and appliances shown here are not intended to constitute any warranty as to their operation or efficiency and are for general use only.
Made with MyPlanSpace

Location

Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to kitchen, three bedrooms and bathroom.

Lounge 20'0" x 11'10"

Door to side and rear, two roof skylights, radiator.

Kitchen 11'5" x 9'4"

Fitted base units with worktops over, sink and drainer, space for cooker and washing machine, integrated fridge/freezer, double glazed window.

Bedroom One 12'0" x 11'0"

Double glazed window, radiator.

Bedroom Two 14'9" x 11'10"

Double glazed window, radiator.

Bedroom Three 9'8" x 8'9"

Double glazed window, radiator.

Conservatory 16'0" x 7'5"

Double glazed construction with door to garden.

Bathroom 7'4" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Lawned garden with mature plants and shrubs, large driveway providing ample off road parking.

Garage 19'7" x 9'0"

Outside Rear

Patio area, lawned garden, mature trees, timber shed, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.


Tenure

Freehold

Utilities

Superfast 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		
(69-80) C		78
(55-68) D	53	
(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.

<https://www.gilsonbailey.co.uk>
 01603764444