



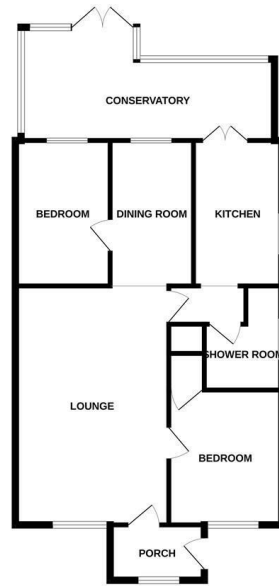
**6 South Hill Road | | Norwich | NR7 0PG**

**£240,000**

**\*\*EXTENDED SEMI DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this EXTENDED, TWO BEDROOM, SEMI DETACHED BUNGALOW situated in the highly sought after suburb of Thorpe St Andrew. Accommodation comprising entrance porch, lounge, dining room, kitchen, conservatory, TWO BEDROOMS and a shower room. Outside there is a FRONT DRIVEWAY PROVIDING OFF ROAD PARKING and to the rear there is a mature, enclosed garden. The bungalow benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make a fantastic downsize or first time purchase so be quick to book a viewing.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any 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 for any prospective purchase. The services, fixtures and appliances shown here are not guaranteed and no guarantee is to be taken as to their availability or efficiency until they are given. Made with MyPlan 6.0.0.0

### 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 Porch

Door to:

#### Lounge 20'6" x 12'4"

Double glazed window, radiator.

#### Dining Room 12'0" x 6'8"

Double glazed window, radiator.

#### Kitchen 12'0" x 7'1"

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

#### Conservatory 20'7" x 9'0"

Double glazed construction, radiator, space for washing machine, patio doors to garden.

#### Bedroom One 11'5" x 10'0"

Double glazed window, radiator, storage cupboard.

#### Bedroom Two 11'8" x 7'8"

Double glazed window, radiator.

### Shower Room 8'5" x 6'11"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Outside Front

Large shingled driveway providing off road parking.

### Outside Rear

Patio seating area leading to lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing.

### Local Authority

Broadland District Council, Tax Band B.

### Tenure

Freehold


### Utilities

Ultrafast full fibre broadband available.

Mains water and electric.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

Broadland District Council, Tax Band B

### 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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