



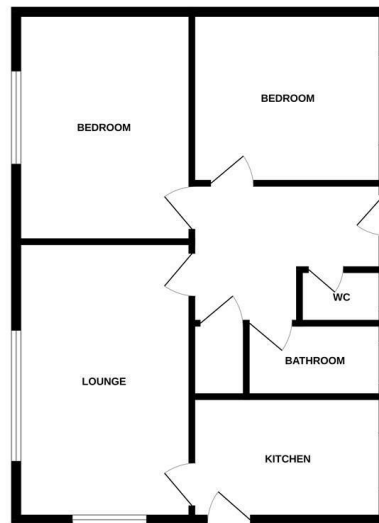
**64 Gurney Road | New Costessey | Norwich | NR5 0HL**

## Offers In Excess Of £245,000

**\*\*DETACHED BUNGALOW ON AN EXTREMELY LARGE PLOT OFFERING PLENTY OF POTENTIAL\*\*** Gilson Bailey are delighted to offer this TWO BEDROOM, DETACHED BUNGALOW situated in the highly sought after suburb of Costessey. Accommodation comprising lounge, kitchen, TWO BEDROOMS, bathroom and WC. Outside to the front there is a driveway PROVIDING AMPLE OFF ROAD PARKING that leads to a SINGLE GARAGE and an EXTENSIVE, LAWNED REAR GARDEN. The bungalow benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would suit a wide array of buyers so be quick to book a viewing to appreciate the plot and potential on offer. Please note the property is a non-standard construction.



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, volumes, areas and any other facts 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 be a guarantee as to their quality or efficiency under any given conditions. Plans and drawings ©2024

### Location

Costessey can be found to the west of Norwich with a selection of amenities including good primary and secondary schooling, selection of shops, popular local pubs and restaurants, also good access to the University of East Anglia, University Hospital, A47 Southern Bypass and good public transport links in and out of the city centre.

### Accommodation Comprises

Front door to:

#### Kitchen 10'1" x 8'11"

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

#### Lounge 16'4" x 10'3"

Two double glazed windows, gas fire.

#### Bedroom One 13'6" x 10'2"

Double glazed window, radiator.

#### Bedroom Two 11'3" x 10'2"

Double glazed window, radiator.

#### Bathroom 7'5" x 5'2"

Panelled bath, hand wash basin, frosted double glazed window.

#### WC

Low level WC, frosted double glazed window.

### Outside Front

Paved driveway providing ample off road parking leading to a single garage.

### Outside Rear

Extensive lawned gardens, mature plants, shrubs and trees, enclosed by timber fencing.

### Local Authority

South Norfolk District Council, Tax Band B.

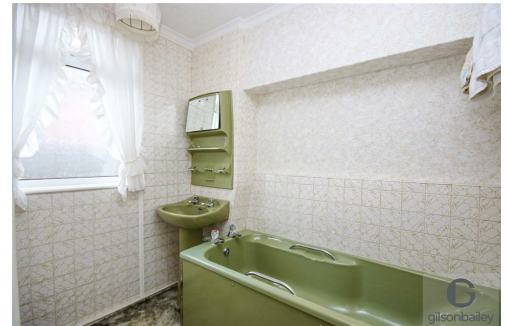
### Tenure

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>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

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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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