



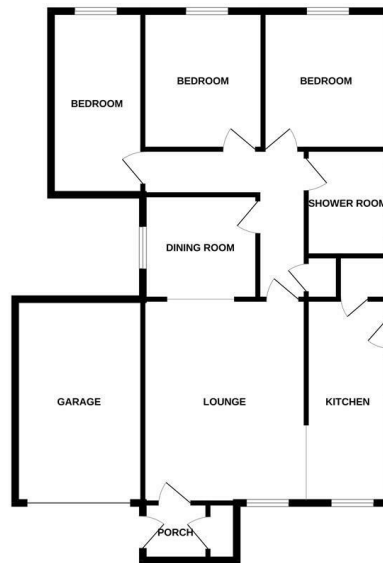
2 Firtree Road | Thorpe St Andrew | Norwich | NR7

Offers In Excess Of £285,000

**** EXTENDED DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN ****
 Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, THREE/FOUR BEDROOM, DETACHED BUNGALOW situated in quiet location in the highly sought after suburb of Thorpe St Andrew. Accommodation comprising entrance porch, lounge, dining room/4th bedroom, kitchen, THREE BEDROOMS and a shower room. Outside to the front there is a lawned garden and DRIVEWAY providing off road parking leading to a SINGLE GARAGE and to the rear there is an enclosed garden. The bungalow benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent family home or downsize so be quick to book a viewing.



GROUND FLOOR



Whilst every attempt 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 purchaser. The accuracy, validity and applicability of this plan are not to be relied upon for any purpose other than to provide a general guide to the layout of the property.

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 15'10" x 12'8"

Double glazed window, radiator.

Dining Room 8'11" x 8'2"

Double glazed window, radiator.

Kitchen 15'10" x 6'5"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, larder, double glazed window, door to side.

Bedroom One 10'11" x 9'7"

Double glazed window, radiator.

Bedroom Two 10'9" x 8'11"

Double glazed window, radiator.

Bedroom Three 14'4" x 7'1"

Double glazed window, radiator.

Shower Room 8'4" x 5'10"

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

Outside Front

Lawned garden and driveway providing off road parking leading to a single garage.

Outside Rear

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

Local Authority

Broadland District Council, Tax Band D.

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) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(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 D

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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