



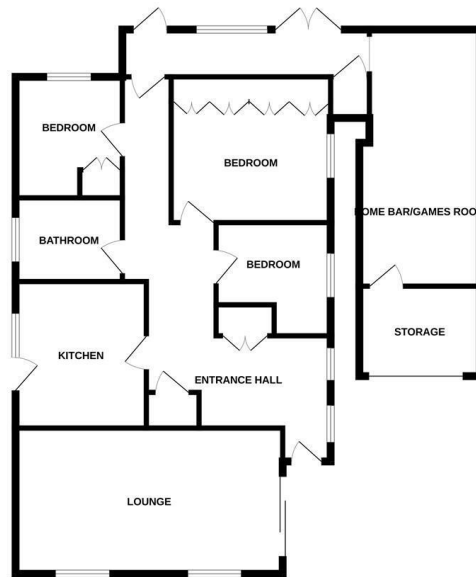
25 Back Street | Horsham St. Faith | Norwich | NR10

Guide Price £290,000

GUIDE PRICE £290,000 - £300,000**EXTENDED DETACHED BUNGALOW WITH A HOME BAR/GAMES ROOM** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, THREE BEDROOM, DETACHED BUNGALOW situated in the highly sought after village of Horsham St Faith. Accommodation comprising entrance hall, lounge, kitchen, THREE BEDROOMS, bathroom and home bar/games room. Outside to the front there is a large driveway providing AMPLE OFF ROAD PARKING and small enclosed garden with access to storage area and to the rear there is a low maintenance garden. 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



While every attempt has been made to ensure the accuracy of the description contained here, management, landlord, vendor, estate agent and other firms are not responsible for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee as to their condition or existence can be given. Made with Floorplan 12.0.24

Location

The village of Horsham St. Faith is located to the north of Norwich close by to local amenities including village school, public house and doctors with a further range of amenities in the market town of Aylsham, village of Spixworth and suburb of Hellesdon. There are good road links into both the city centre, Norwich International Airport, NDR and the North Norfolk coast.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen, three bedrooms and bathroom.

Lounge 20'2" x 10'11"

Two double glazed windows, sliding patio doors, radiator..

Kitchen 10'11" x 9'10"

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

Bedroom One 12'0" x 9'6"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 9'1" x 8'0"

Double glazed window, radiator.

Bedroom Three 8'7" x 8'5"

Double glazed window, radiator.

Bathroom

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

Home Bar/Games Room 19'1" x 9'1"

Power and lighting, bar, radiator.

Outside Front

Large driveway providing ample off road parking, enclosed garden with artificial grass with access to storage.

Outside Rear

Artificial grass, raised plant borders, enclosed by brick walling with side gate access.

Local Authority

Broadland District Council, Tax Band C.

Tenure


Freehold

Utilities

Superfast broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(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 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.