



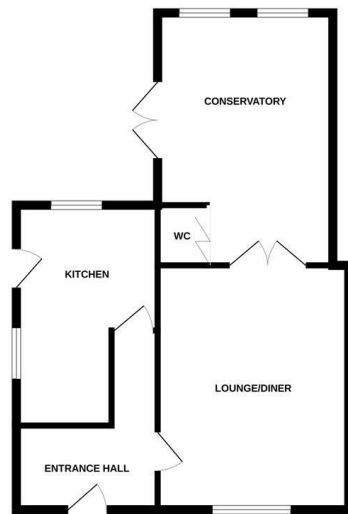
**29 Neville Road | Sprowston | Norwich | NR7 8DS**

**£290,000**

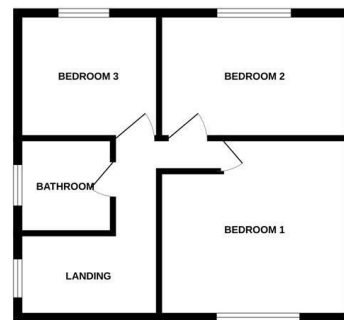
**\*\*SEMI DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge/diner, kitchen, conservatory and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a front driveway providing OFF ROAD PARKING leading to a SINGLE GARAGE and a good sized, mature rear garden. The house benefits from UPVC 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 potential on offer.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix CS225

## Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

## Accommodation Comprises

Door to

### Entrance Hall

Doors to Lounge/Diner, Kitchen, stairs to first floor.

### Lounge/Diner 15'10" x 12'5"

UPVC bay window, radiator, UPVC door to

### Conservatory 16'9" x 11'7"

UPVC window, UPVC patio doors to rear, door to

### WC

Low level WC, hand wash basin.

### Kitchen 14'1" max x 8'10"

UPVC window rear and side, UPVC door to side, wall and base units, stainless steel fitted oven and hob, space for washing machine, fridge and freezer.

### First Floor Landing

Doors to Bedrooms One, Two, Three and Bathroom.

### Bedroom One 11'5" x 12'5"

UPVC window, radiator.

### Bedroom Two 12'2" x 8'1"

UPVC window, radiator.

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

UPVC window, radiator.

### Bathroom

Bath with shower over, low level WC, hand wash basin, Frosted UPVC window, radiator.

### Outside

Shingle front garden, driveway with parking, single garage, enclosed by brick walling and fencing. Large lawned rear garden, green house, enclosed by timber fencing.

### Tenure

Freehold


### Local Authority

Broadland District Council - Tax Band C





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</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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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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