



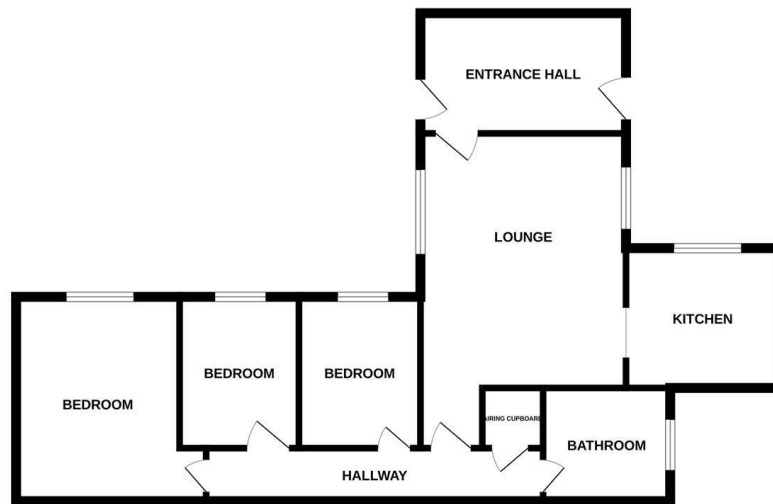
5 Glenda Close | | | NR5 0BA

Offers In Excess Of £230,000

****TUCKED AWAY IN A HIDDEN LOCATION**** Gilson Bailey are delighted to offer this **LARGE, THREE BEDROOM, LINK DETACHED BUNGALOW** situated in a quiet cul-de-sac in the sought after suburb of Costessey. Accommodation comprising entrance hall, lounge, kitchen, **THREE BEDROOMS** and bathroom. Outside there is an **EN-BLOC GARAGE** and an enclosed rear garden. The bungalow benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase so be quick to book a viewing.



GROUND 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.
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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:

Entrance Hall

Doors to lounge and rear garden.

Lounge 15'3" x 12'1"

Two double glazed windows, radiator.

Kitchen 8'10" x 8'3"

Fitted wall and base units with worktops over, sink and drainer, space for Range Cooker and fridge/freezer, double glazed window.

Bedroom One 12'4" x 12'1"

Double glazed window, radiator.

Bedroom Two 8'11" x 7'5"

Double glazed window, radiator.

Bedroom Three 8'11" x 7'5"

Double glazed window, radiator.

Bathroom 6'8" x 5'10"

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

Outside

Enclosed lawned garden with patio seating area and en-bloc garage.

Local Authority

South Norfolk District Council, Tax Band B.

Tenure

Freehold


Utilities

Superfast fibre broadband available.

Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk 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.