



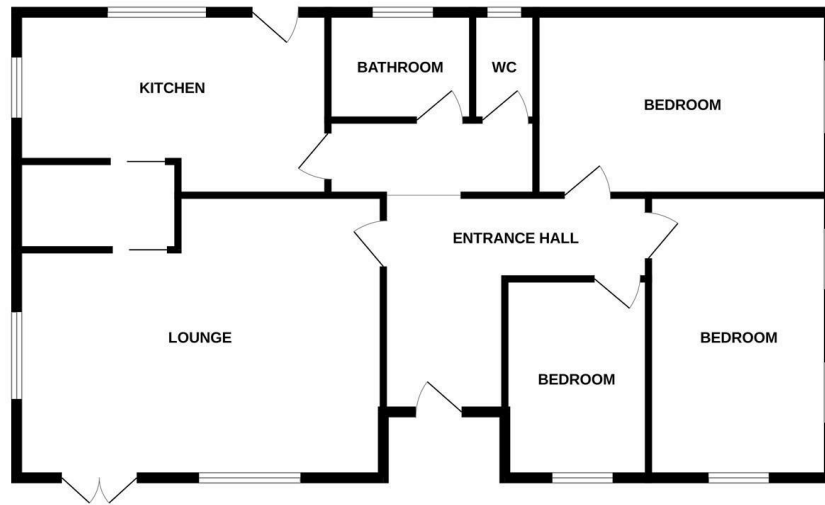
34 Howell Road | Drayton | Norwich | NR8 6BU

Guide Price £325,000

****GUIDE PRICE £325,000 - £350,000 DETACHED BUNGALOW ON A LARGE CORNER PLOT**** Gilson Bailey are delighted to offer this THREE BEDROOM, DETACHED BUNGALOW situated in the highly sought after village of Drayton. Accommodation comprising entrance hall, lounge, kitchen, THREE BEDROOMS, bathroom and WC. Outside there are VAST LAWNED GARDENS surrounding the property and a DRIVEWAY leading to a DETACHED GARAGE. The bungalow benefits from gas heating, NO ONWARD CHAIN, the potential to extend subject to planning and is in need of modernisation throughout. The property would make an excellent project so be quick to book a viewing to appreciate the plot and potential on offer.



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

The village of Drayton can be found between Hellesdon and Taverham on the A1067 with many local amenities to include schooling, doctors surgery, popular local shops and supermarkets, pubs and restaurants with regular public transport links to and from the city centre. There are lovely walks with ease of access to Marriott's way and the NDR providing access to the North Norfolk coastline.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to all rooms.

Lounge 22'0" x 12'6"

Two single glazed windows, radiator, patio doors.

Kitchen 17'0" x 11'3"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, two single glazed windows, door to rear, radiator.

Bedroom One 15'11" x 9'10"

Single glazed window, hand wash basin.

Bedroom Two 15'4" x 9'10"

Three single glazed windows.

Bedroom Three 10'10" x 7'10"

Single glazed window.

Bathroom 7'10" x 5'10"

Panelled bath, hand wash basin, radiator, frosted window.

WC

Low level WC.

Outside

Large lawned gardens surround the property with a driveway providing off road parking leading to a single detached garage.

Local Authority

Broadland District Council, Tax Band D.

Tenure

Freehold


Utilities

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		83
(69-80) C		
(55-68) D		
(39-54) E	38	
(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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