

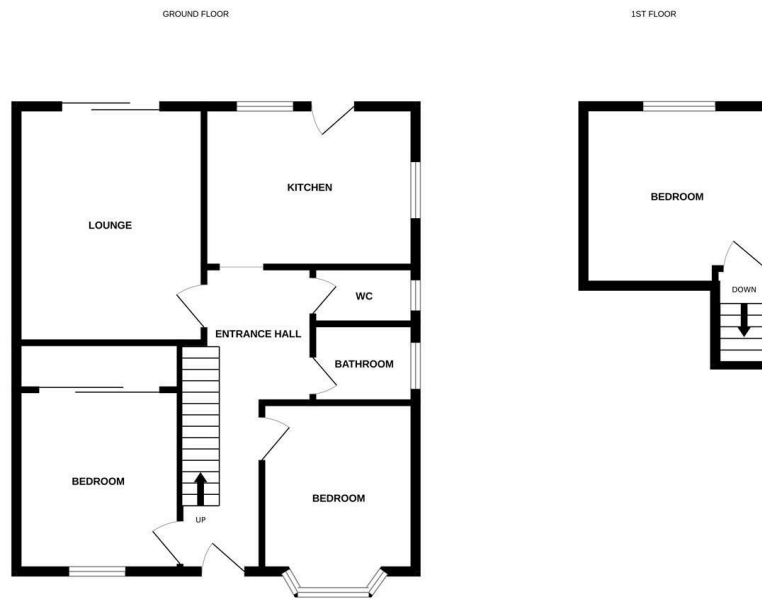


2 Broom Avenue | Thorpe St. Andrew | Norwich | NR7

Offers In Excess Of £250,000

****SPACIOUS CORNER PLOT AND NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this THREE BEDROOM, SEMI DETACHED, CHALET BUNGALOW situated on a corner plot in the highly sought after suburb of Thorpe St Andrew. Accommodation comprising entrance hall, lounge, kitchen, two bedrooms, bathroom and WC to the ground floor. On the first floor there is another bedroom. Outside there are mature gardens to the front, side and rear OFFERING THE POTENTIAL TO EXTEND SUBJECT TO PLANNING and also a SINGLE GARAGE. The chalet benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent project so be quick to book a viewing to appreciate the potential on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 is given to their operation or efficiency can be given.
Made with Metreplan 15025

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 Hall

Doors to lounge, kitchen, two bedrooms, bathroom, WC and stairs to first floor.

Lounge 13'10" x 10'11"

Sliding patio doors, radiator.

Kitchen 12'4" x 9'4"

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

Bedroom Two 11'1" x 9'1"

Double glazed window, built in wardrobes.

Bedroom Three 11'1" x 8'11"

Double glazed window, radiator.

Bathroom 5'11" x 4'7"

Panelled bath, hand wash basin, frosted window.

WC

Low level WC.

First Floor Landing

Door to:

Bedroom One 10'11" x 10'11"

Double glazed window, radiator.

Outside Front

Lawned gardens, mature plants and shrubs, driveway providing off road parking, single garage.

Outside Rear

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

Local Authority

Broadland District Council, Tax Band B.

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		87
(69-80) C	69	
(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

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Tenure

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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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