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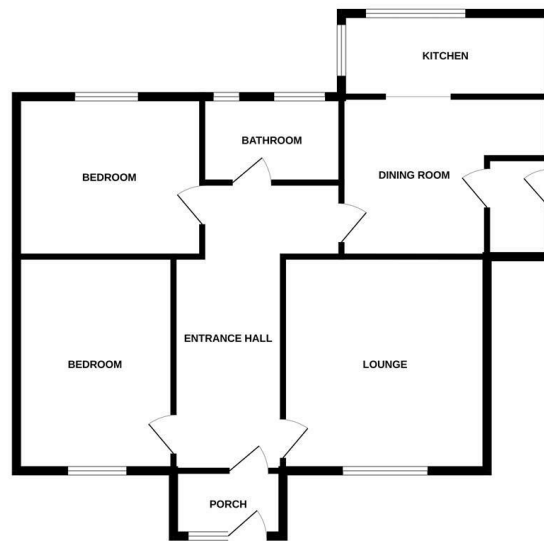
**39 Oval Road | | Costessey | NR5 0DF**

## Offers In Excess Of £230,000

**\*\* GUIDE PRICE £235,000 - £240,000 - EXTENDED SEMI DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN \*\*** Gilson Bailey are delighted to offer this EXTENDED, TWO BEDROOM, SEMI DETACHED BUNGALOW situated on a LARGE PLOT in the highly sought after suburb of Costessey. Accommodation comprising entrance porch, hallway, lounge, kitchen, dining room, TWO BEDROOMS and a bathroom. Outside there is a shingled front garden and DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING leading to a SINGLE GARAGE and a LARGE, LAWNED REAR GARDEN. The bungalow benefits from 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.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given. Made with the help of a surveyor.

## 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 Porch

Door to:

### Hallway

Doors to lounge, dining room, two bedrooms and bathroom.

### Lounge 13'10" x 13'2"

Double glazed window, radiator.

### Kitchen 11'6" x 5'4"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window.

### Dining Room 13'5" x 10'4"

Double glazed window, radiator.

### Bedroom One 11'8" x 8'9"

Double glazed window, radiator, built in wardrobes.

### Bedroom Two 11'10" x 10'4"

Double glazed window, radiator, built in wardrobe.

### Bathroom 8'11" x 5'5"

Panelled bath, low level WC, hand wash basin, radiator, two frosted double glazed windows.

### Outside Front

Shingled garden and large driveway providing ample off road parking.

### Outside Rear

Patio and shingled area leading to lawned garden, mature plants and shrubs, enclosed by hedging and fencing.

### Local Authority

South Norfolk 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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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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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