



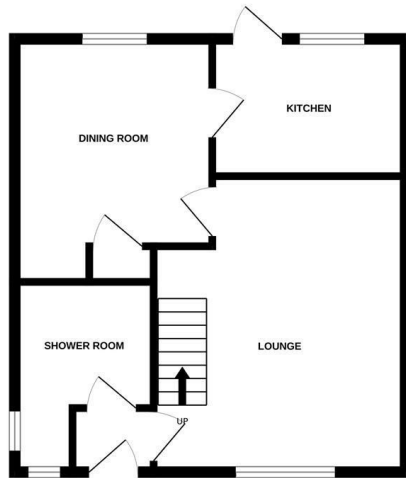
**15 Wenman Court | | Norwich | NR5 9LP**

**Guide Price £230,000**

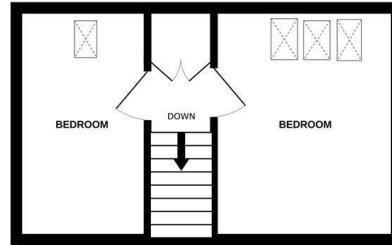
**\*\*GUIDE PRICE £230,000-£240,000\*\*OFFERED WITH NO ONWARD CHAIN\*\***  
 Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, SEMI DETACHED, CHALET BUNGALOW situated in a quiet cul-de-sac to the west of Norwich. Accommodation comprising entrance hall, lounge, dining room, kitchen and shower room to the ground floor. On the first floor there are TWO BEDROOMS OFF LANDING. Outside there is a driveway that leads to a SINGLE GARAGE and an enclosed rear garden. The chalet 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.



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. The 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 operability or efficiency can be given.  
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## Location

Wenman Court is situated to the west of the Norwich close by to local amenities including schooling, shops, doctors surgery, pubs and restaurants, ease of access to Longwater Retail Park, the University of East Anglia, Norfolk & Norwich University Hospital, A47, A11 and there are regular bus services to and from Norwich city centre.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge and shower room.

### Lounge 15'0" x 12'10"

Double glazed window, radiator, stairs to first floor.

### Dining Room 12'4" x 9'9"

Double glazed window, radiator, storage cupboard.

### Kitchen 9'9" x 6'10"

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

### Shower Room 9'7" x 6'8"

Walk-in shower, low level WC, hand wash basin, frosted double glazed window.

### First Floor Landing

Doors to two bedrooms.

### Bedroom One 12'0" x 9'1"

Velux windows, radiator.

### Bedroom Two 12'0" x 6'7"

Velux window radiator.

## Outside Front

Driveway providing off road parking leading to a single garage.

## Outside Rear

Low maintenance paved and shingled garden, timber shed, enclosed by timber fencing with side gate access.

## Local Authority

Norwich City Council, Tax Band A.

## Tenure

Freehold

## Utilities


Fibre to the cabinet 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	

### Local Authority

Norwich City Council, Tax Band A

### 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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