

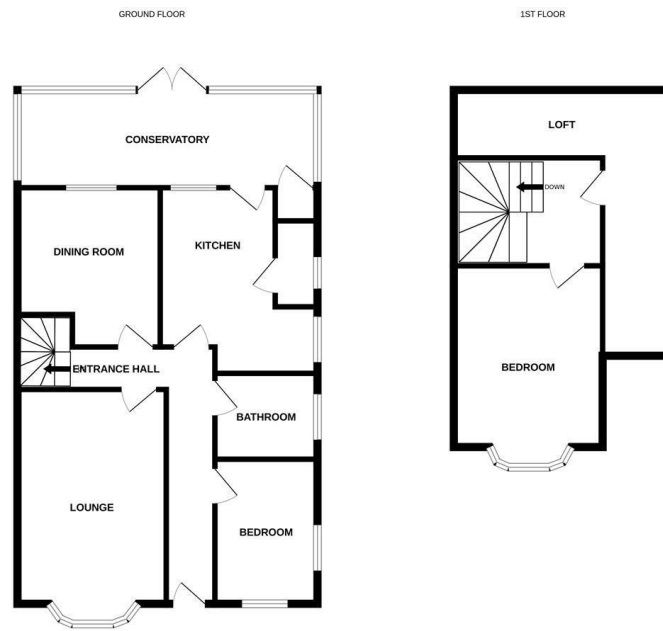


2 Blenheim Road | | Norwich | NR7 8AH

£250,000

****EXTENDED SEMI DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN****
 Gilson Bailey are delighted to offer this EXTENDED, TWO BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, dining room, kitchen, conservatory, bathroom and bedroom to the ground floor. On the first floor there is another bedroom. Outside there is a LARGE DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING leading to a SINGLE GARAGE and to the rear there is a LARGE, MATURE REAR GARDEN. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make a great first time purchase so be quick to book a viewing.





Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, kitchen, bathroom, bedroom and stairs to first floor.

Lounge 15'5" x 10'9"

Double glazed window, radiator.

Dining Room 13'5" x 10'6"

Double glazed window, radiator.

Kitchen 13'5" x 11'5"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, pantry, radiator, door to rear.

Conservatory 21'7" x 7'1"

Double glazed construction with patio doors to garden.

Bathroom 7'4" x 4'11"

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

Bedroom Two 10'5" x 7'4"

Two double glazed windows, radiator.

First Floor Landing

Doors to bedroom and loft.

Bedroom One 12'11" x 10'8"

Double glazed window, radiator.

Outside Front

Mature plants and shrubs, large driveway providing off road parking leading to a single detached garage.

Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, storage shed, enclosed by hedging.

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		
(69-80) C		
(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

Broadland 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.

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