



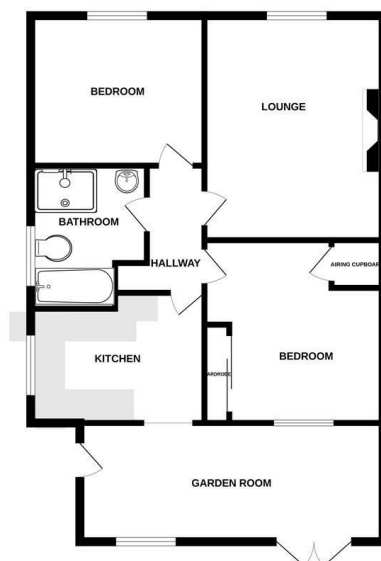
78 Linacre Avenue | | Norwich | NR7 8JZ

£260,000

****GUIDE PRICE £260,000 - £270,000 EXTENDED BUNGALOW OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this EXTENDED, TWO BEDROOM, SEMI DETACHED BUNGALOW situated in the highly sought after suburb of Sprowston. Accommodation comprising lounge, kitchen, TWO BEDROOMS, a modern fitted bathroom and a garden room/dining area. Outside there is a FRONT DRIVEWAY providing off road parking leading to a SINGLE GARAGE and an enclosed, mature rear garden. The bungalow benefits from double glazing, electric heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or downsize so be quick to book a viewing.



GROUND FLOOR



While 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.

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

Lounge 14'10" x 11'10"

Double glazed window, radiator.

Kitchen 11'6" x 8'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and washing machine, double glazed window, radiator.

Bedroom One 12'1" x 11'10"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 11'6" x 8'10"

Double glazed window, radiator.

Bathroom 9'5" x 7'8"

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

Garden Room/Dining Area

Patio doors, double glazed window, door to side, radiator.

Outside Front

Driveway providing off road parking.

Outside Rear

Single garage, patio seating area, lawned garden, mature plants and shrubs, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

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 | | 70 |
| (55-68) D | 50 | |
| (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 C

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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