



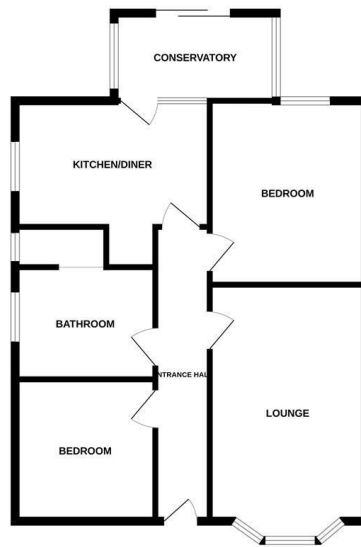
**91 Falcon Road West | Sprowston | Norwich | NR7 8NY**

**Offers In Excess Of £240,000**

**\*\*SEMI DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this TWO BEDROOM, SEMI DETACHED BUNGALOW situated in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, kitchen/diner, TWO BEDROOM, bathroom and conservatory. Outside there is a FRONT DRIVEWAY providing off road parking leading to a SINGLE GARAGE and a good sized, enclosed rear garden. The bungalow benefits from double glazing, gas heating, solar panels 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors and any other details 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, fixtures and appliances shown here are taken from the property as shown and are not intended to be taken. Made with Metaphor 12/2011

## 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, kitchen/diner, two bedrooms and bathroom.

### Lounge 15'9" x 10'4"

Double glazed window, radiator.

### Kitchen/Diner 12'11" x 8'5"

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

### Bedroom One 12'2" x 10'4"

Double glazed window, radiator, fitted wardrobes.

### Bedroom Two 9'5" x 9'5"

Double glazed window, radiator.

### Bathroom 9'10" x 9'5"

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

### Conservatory 10'11" x 5'5"

Double glazed construction with sliding patio doors.

## Outside Front

Shingled garden and driveway providing off road parking leading to a single garage.

## Outside Rear

Shingled garden, mature plants and shrubs, enclosed by timber fencing and walling.

## 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) <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

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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