



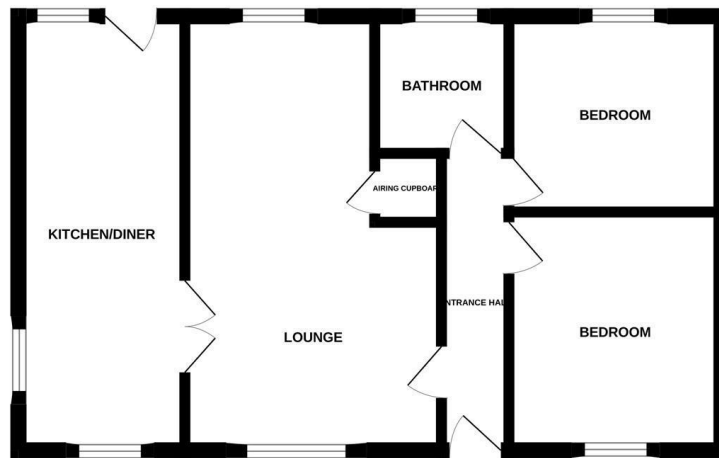
**17 Richmond Close | | Lyng | NR9 5RG**

**£235,000**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, SEMI DETACHED BUNGALOW tucked away in a quiet cul-de-sac in the sought after village of Lyng. Accommodation comprising entrance hall, lounge, kitchen/diner, TWO BEDROOMS and a bathroom. Outside there is a FRONT DRIVEWAY providing off road parking and an enclosed, lawned 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 buy-to-let investment so be quick to book a viewing.



#### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any mis-estimate 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.  
Made with Metreplan 15/05/15

#### Location

The village of Lyng has an excellent primary school and is in the catchment of the highly regarded Reepham High School and College; has a range of amenities including village shop and pub and access to glorious field walks. There are also bus links to Norwich and Dereham.

#### Accommodation Comprises

Front door to:

##### Entrance Hall

Doors to lounge, two bedrooms and bathroom.

##### Lounge 18'6" x 11'6"

Two double glazed windows, two electric heaters, airing cupboard.

##### Kitchen/Diner 18'6" x 7'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, three double glazed windows, door to rear, electric heater.

##### Bedroom One 11'9" x 9'10"

Double glazed window, electric heater.

##### Bedroom Two 11'8" x 8'3"

Double glazed window, electric heater.

##### Bathroom 7'4" x 5'5"

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

#### Outside Front

Lawned garden and driveway providing off road parking.

#### Outside Rear

Patio area, lawned garden, timber shed, enclosed by timber fencing.

#### Local Authority

Breckland 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>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>51</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

Breckland 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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