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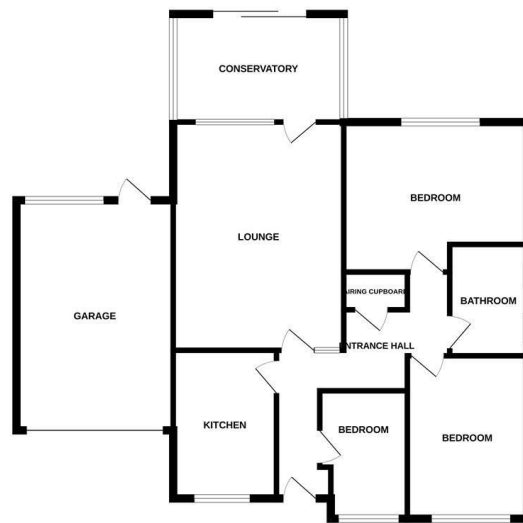
**76 Buckland Rise | | Norwich | NR4 6EZ**

**£310,000**

**\*\*DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this THREE BEDROOM, DETACHED BUNGALOW situated in the highly desirable suburb of Eaton. Accommodation comprising entrance hall, lounge, kitchen, conservatory, bathroom and THREE BEDROOMS. Outside to the front there is a DRIVEWAY providing off road parking leading to a SINGLE GARAGE and to the rear there is a secluded garden. The bungalow benefits from double glazing, gas heating but is in need of modernisation throughout. The property would suit a wide array of buyers so be quick to book a viewing.

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GROUND FLOOR



BUCKLAND RISE, NORWICH NR1 6EU

While every attempt has been made to ensure the accuracy of the floorplan contained here, representations of floor, wall, ceiling, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for the prospective purchaser. The actual, visible and measurable items have not been tested and no guarantee can be given as to their accuracy or efficiency over the years.  
Made with SketchUp (2020) 19.0.0

## Location

Eaton is a suburb of Norwich and lies to the south west, conveniently located to the A47 southern bypass and A11, the main route to London and Cambridge. Offering a good selection of local amenities including Waitrose supermarket, schooling, popular pubs and restaurants, local parks and golf course. There are regular bus services to and from the City centre with ease of access to both the Norfolk & Norwich University Hospital and University of East Anglia.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, kitchen, three bedrooms and bathroom.

### Lounge 16'4" x 12'1"

Double glazed window, radiator, door to rear.

### Kitchen 10'4" x 7'4"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, radiator.

### Conservatory 11'1" x 7'5"

Sliding patio doors to garden.

### Bathroom 8'0" x 5'5"

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

### Bedroom One 13'1" x 10'8"

Double glazed window, radiator.

### Bedroom Two 11'7" x 8'5"

Double glazed window, radiator.

### Bedroom Three 9'3" x 6'3"

Double glazed window, radiator.

## Outside Front

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

## Outside Rear

Private garden enclosed by timber fencing.

## Local Authority

Norwich City Council, Tax Band C.

## 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>                            |                            | <b>74</b>                                                                           |
| (55-68) <b>D</b>                            | <b>62</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<br>2002/91/EC |  |

### Local Authority

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### 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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