



7 Lilburne Avenue | | Norwich | NR3 3NZ

Offers In Excess Of £210,000

****SPACIOUS SEMI DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this LARGE, TWO BEDROOM, SEMI DETACHED BUNGALOW situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall, lounge, dining room, kitchen, conservatory, shower room, wc and TWO BEDROOMS. Outside there is a LARGE DRIVEWAY providing off road parking and to the rear there is a paved and shingled garden with a large timber shed. The bungalow benefits from double glazing, gas 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



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 by any prospective purchaser. The services, fixtures and appliances shown here are not to be taken as a guarantee as to their operation or efficiency can be given. Made with Metaphor 12/2019

Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, two bedrooms, shower room and WC.

Lounge 13'9" x 11'6"

Double glazed window, radiator.

Dining Room 8'10" x 8'1"

Patio doors, radiator.

Kitchen 11'6" x 8'1"

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

Conservatory 12'1" x 10'7"

Double glazed construction with doors to garden.

Shower Room 6'10" x 5'6"

Walk-in shower, hand wash basin, radiator, frosted double glazed window.

WC

Low level WC, frosted double glazed window.

Bedroom One 11'10" x 9'8"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 8'11" x 8'3"

Double glazed window, radiator, storage cupboard.

Outside Front

Shingled driveway providing off road parking.

Outside Rear

Paved and shingled garden, mature plants and shrubs, timber shed, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.

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) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City 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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