



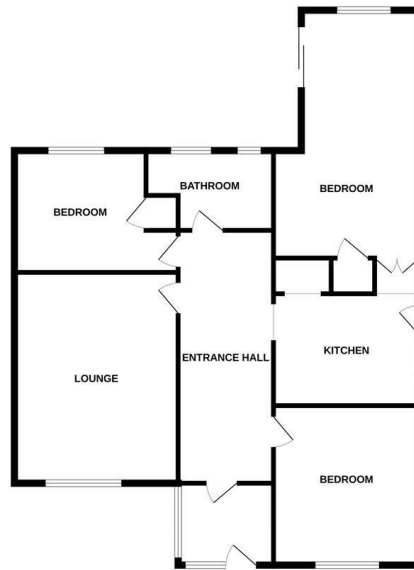
9 St. Walstans Close | Taverham | Norwich | NR8 6PD

Offers In Excess Of £310,000

****EXTENDED DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN****
 Gilson Bailey are delighted to offer this EXTENDED, THREE BEDROOM, DETACHED BUNGALOW situated in a QUIET CUL-DE-SAC in the sought after village of Taverham. Accommodation comprising entrance hall, lounge, kitchen, bathroom and THREE BEDROOMS. Outside there is low maintenance front garden and DRIVEWAY providing off road parking that leads to a SINGLE GARAGE and to the rear there is an enclosed, mature garden. The bungalow benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would suit a wide array of buyers so be quick to book a viewing.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, floors and any other figures are approximate and no responsibility is taken for any errors, 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 as intended and are guaranteed as to their operation in efficiency only for years.
Made with Metaphor 12/2016

Location

The village of Taverham is situated to the north west of Norwich within easy reach of a good selection of local amenities which include schooling for all ages, supermarkets, vets, pubs, restaurants and patisserie. Nearby bus stops give you good public transport links in and out of the city centre. You are also within close proximity to the NDR and Norwich ring road.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen, bathroom and two bedrooms.

Lounge 17'4" x 13'5"

Double glazed window, two radiators.

Kitchen 12'1" x 9'1"

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

Bathroom 10'5" x 5'7"

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

Bedroom One 12'1" x 11'11"

Double glazed window, radiator.

Bedroom Two 13'0" x 10'0"

Double glazed window, radiator, built in cupboard.

Bedroom Three 20'4" x 7'11"

Double glazed window, sliding patio doors, two radiators, built in storage.

Outside Front

Paved garden with mature plants and shrubs, driveway providing off road parking leading to a single garage.

Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, enclosed by timber fencing with side gate access.

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		
(55-68) D	64	
(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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