



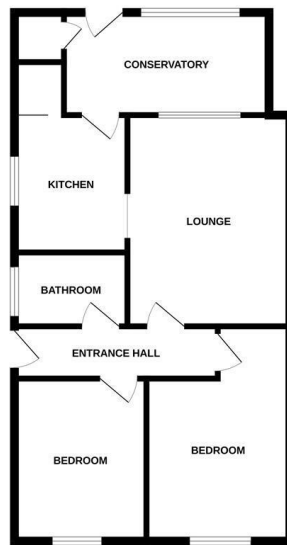
12 Lone Barn Road | | Norwich | NR7 8HZ

£240,000

****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, bathroom, conservatory and TWO DOUBLE BEDROOMS. Outside there is a DRIVEWAY providing off road parking that leads to a GARAGE/WORKSHOP and a good sized, enclosed rear garden. 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, heights 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 accuracy, validity and applicability of this plan are not to be relied upon and no guarantee as to their accuracy or efficiency can be given.
Made with Metaphor 12/2016

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, two bedrooms and bathroom.

Lounge 14'1" x 10'11"

Double glazed window, radiator.

Kitchen 7'5" x 8'10"

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

Bathroom 7'5" x 4'10"

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

Conservatory 13'8" x 6'9"

Radiator, double glazed windows, cupboard housing boiler, door to rear.

Bedroom One 14'4" x 9'6"

Double glazed window, radiator.

Bedroom Two 10'11" x 8'11"

Double glazed window, radiator.

Outside Front

Driveway providing off road parking.

Outside Rear

Garage/workshop, timber shed, paved and shingled garden, mature plants and shrubs, enclosed by timber fencing.

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		75
(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

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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