



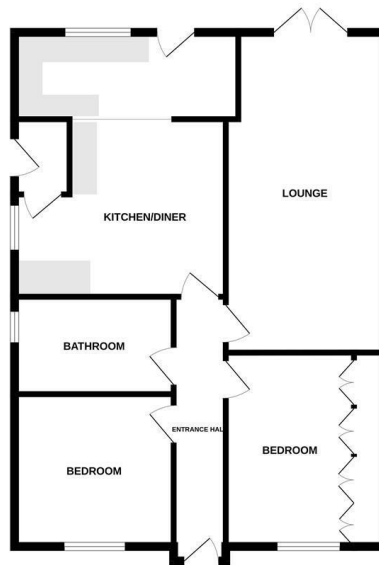
95 Moore Avenue | | Norwich | NR6 7LG

Offers In Excess Of £240,000

****EXTENDED BUNGALOW OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to present this extended two-bedroom semi-detached bungalow, ideally located in the highly sought-after suburb of Sprowston. The accommodation includes an entrance hall, spacious lounge, extended kitchen/diner, two bedrooms and a bathroom, offering a solid and versatile layout. Outside features a driveway providing off-road parking, a single garage and a private enclosed rear garden. Benefiting from double glazing, gas heating and no onward chain, the bungalow requires modernisation throughout, making it an excellent opportunity for buyers looking to add value or create their ideal home. Early viewing is strongly recommended.



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 and are for general use only. Made with Metaplan 12/2019

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, kitchen/diner, two bedrooms and bathroom.

Lounge 21'5" x 10'6"

Patio doors, radiator.

Kitchen/Diner 17'4" x 12'6"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, two double glazed windows, two radiators, door to rear.

Bedroom One 13'0" x 8'7"

Double glazed window, built in wardrobes.

Bedroom Two 10'8" x 10'2"

Double glazed window, fitted wardrobes.

Bathroom 10'8" x 6'6"

Corner bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Large driveway providing off road parking leading to a single detached garage.

Outside Rear

Patio area, lawned garden, mature plants and shrubs, timber shed, summerhouse, enclosed by fencing and walling.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(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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