



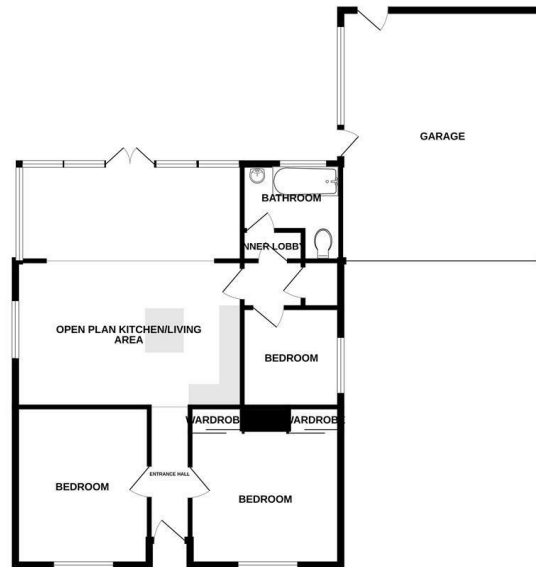
1 De Hague Road | | Norwich | NR4 7JF

Offers In Excess Of £365,000

GUIDE PRICE: £365,000 - £375,000 ****STUNNING DETACHED BUNGALOW ON A CORNER PLOT WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this **UNIQUE, WELL PRESENTED, THREE BEDROOM, DETACHED BUNGALOW** situated on a generous **CORNER PLOT** to the west of Norwich. Accommodation comprising entrance hall, **OPEN PLAN KITCHEN/LIVING AREA**, **THREE BEDROOMS** and a **MODERN FITTED BATHROOM**. Outside there is a **DRIVEWAY** providing off road parking leading to a **LARGE DOUBLE GARAGE** with office space and to the rear and side there are low maintenance gardens. The bungalow benefits from double glazing, gas heating and is **OFFERED WITH NO ONWARD CHAIN**. The property would make an excellent family home or buy-to-let investment so be quick to book a viewing.



GROUND FLOOR



Weat entry attemt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any professional purchase. The layout, contents and appearance shown here are not intended and no guarantee will be made regarding any alterations that may be given.
Made with Metropack 12/2011

Location

De Hague Road is located to the west of Norwich with close access to both the University of East Anglia and Norfolk and Norwich University Hospital. Local amenities include good schooling for all ages, popular shops, pubs and restaurants. There is ease of access to the Norwich ring road, A47 southern bypass and A11 with regular bus links to and from the city centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to open plan kitchen/living area and two bedrooms.

Open Plan Kitchen/Living Area 20'10" x 19'3"

Fitted wall and base units with worktops over, sink and drainer, Range Cooker, integrated dishwasher, space for American style fridge/freezer, patio doors, three radiators, double glazed windows.

Bedroom One 12'0" x 11'6"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 12'11" x 10'11"

Double glazed window, radiator.

Bedroom Three 8'7" x 7'3"

Double glazed window, radiator.

Bathroom 7'11" x 7'10"

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

Outside Front

Shingled gardens to the front and side and large driveway providing off road parking leading to a double garage.

Outside Rear

Shingled garden enclosed by timber fencing with side gate access.


Local Authority

Norwich City Council, Tax Band D.

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(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 D

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.