



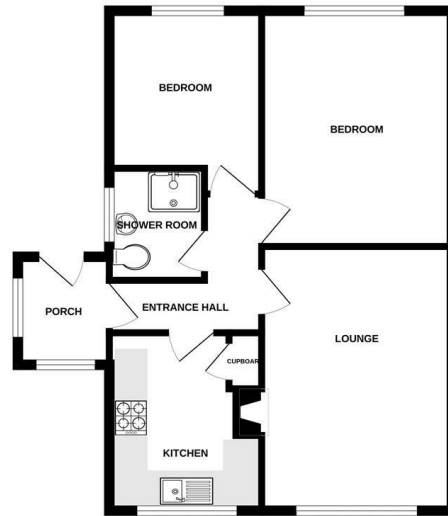
10 Church View Close | | Norwich | NR7 8QA

Guide Price £220,000

****GUIDE PRICE £220,000 - £230,000 OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this TWO BEDROOM, SEMI DETACHED BUNGALOW situated in a QUIET CUL-DE-SAC in the highly sought after suburb of Sprowston. Accommodation comprising entrance porch, hallway, lounge, kitchen, TWO BEDROOMS and a MODERN FITTED SHOWER ROOM. Outside there is a DRIVEWAY to the front providing off road parking and to the rear there is an enclosed, shingled 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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of these buildings, rooms and any other parts 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 architect, contractor and suppliers shall have not been named and no guarantee is made with respect to the plan.

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 Porch

Door to:

Hallway

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

Lounge 14'10" x 10'6"

Double glazed window, radiator.

Kitchen 9'11" x 8'7"

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

Bedroom One 13'10" x 10'5"

Double glazed window, radiator.

Bedroom Two 10'9" x 8'7"

Double glazed window, radiator.

Shower Room 6'2" x 5'5"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Mature front garden with driveway providing off road parking.

Outside Rear

Shingled garden with mature plants and shrubs, two storage sheds, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band B.

Tenure


Freehold

Utilities

Ultrafast 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		86
(69-80) C		
(55-68) D	62	
(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 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.