



2 Bedroom Bungalow
90 Gordon Avenue, Thorpe St Andrew
Norwich, NR7 0DR

Sefftons
ESTATE & LETTING AGENTS £250,000
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This TWO BEDROOM SEMI DETACHED BUNGALOW enjoys a SOUGHT AFTER LOCATION, and benefits from PLANNING PERMISSION for an extension to the rear to create open plan living and a third bedroom. The property is offered partly refurbished, and offers its new owners scope to put their own stamp on a property.

THE PROPERTY

The front door opens to the entrance hall, with doors on either side to the two double bedrooms. Heading towards the rear of the property, you find the living room, which has been partly refurbished by the current owner, alongside the kitchen, which the new owner can either refurbish, or make use of the existing planning permission to create an open plan living room/kitchen space.

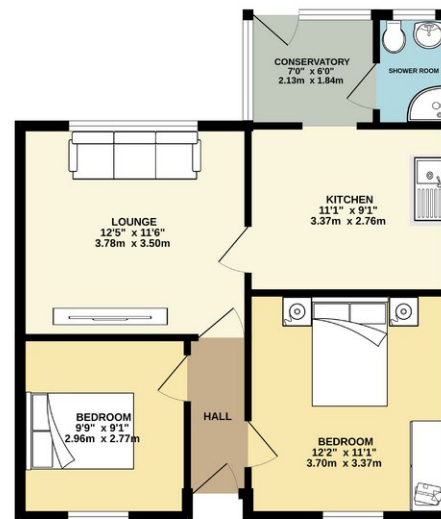
OUTSIDE

To the front and side of the property is a shingle driveway providing ample off road parking. To the rear is a low maintenance rear garden, providing a blank slate ready for the new owners to make their own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	35	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

GROUND FLOOR
560 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq ft. (52.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any legal or other purposes. The names, systems and appliances shown have not been tested and the groundplan is to be used as a guide only.
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