



Sefftons
ESTATE & LETTING AG

3 Bedroom Bungalow
13 Pilling Road
Norwich, NR7 0DL

£350,000
www.sefftons.co.uk



13 Pilling Road, Norwich, NR7 0DL

SEFFTONS present this DETACHED, THREE double bedroom BUNGALOW IN THE SOUGHT AFTER Suburb of Thorpe St Andrew, with no onward chain. ENVIABLY LOCATED with a wealth of local amenities including the popular promenade with a butchers, Tesco Express, Aldi, cafes and takeaways all within walking distance. Transport links into Norwich City centre, including a bus stop on the road all add up to making this a highly sought after location.

This property is a MUST SEE. Call TODAY to organise your viewing.

GUIDE PRICE £350,000-£375,000

THE PROPERTY

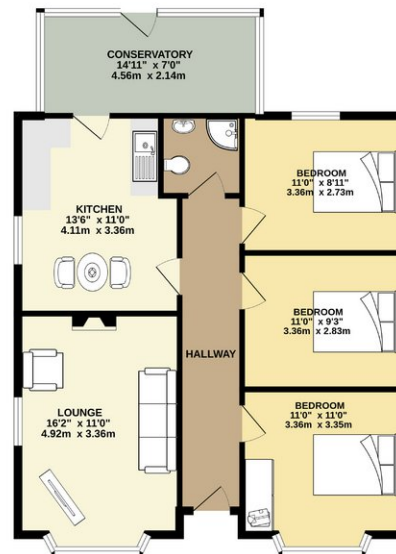
The covered central entrance opens to the hallway, to the left side of which is the bay fronted living room, a well proportioned and bright room. To the rear is the kitchen/diner which is a blank canvas for any new buyer to improve/add their own stamp.

Off of the hallway to the right side of the bungalow are three ample sized double bedrooms. The first of which benefits from ANOTHER bay window. The family bathroom is located in the middle of the property towards the rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(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		87
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq. ft. (79.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, walls and any other items are approximate and no responsibility is taken for any mis-orientation or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The vendor, its agents and all other persons named herein have not been modelled and no guarantee is given in relation to the accuracy of the floorplan.
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