



3 Bedroom Detached Bungalow  
10 Julian Road  
Norwich, NR10 3QA

Sefftons  
ESTATE & LETTING AGENTS

£290,000

[www.sefftons.co.uk](http://www.sefftons.co.uk)



**GUIDE PRICE £290,000-£300,000.**

Offered with **NO ONWARD CHAIN**, Sefftons present this **EXTENDED, DETACHED BUNGALOW** with an enclosed, **LANDSCAPED REAR GARDEN** and **THREE GENEROUSLY SIZED BEDROOMS**. Boasting a **POPULAR LOCATION**, this represents a **FANTASTIC OPPORTUNITY** for a potential buyer looking to put their own stamp on a property.

#### THE PROPERTY

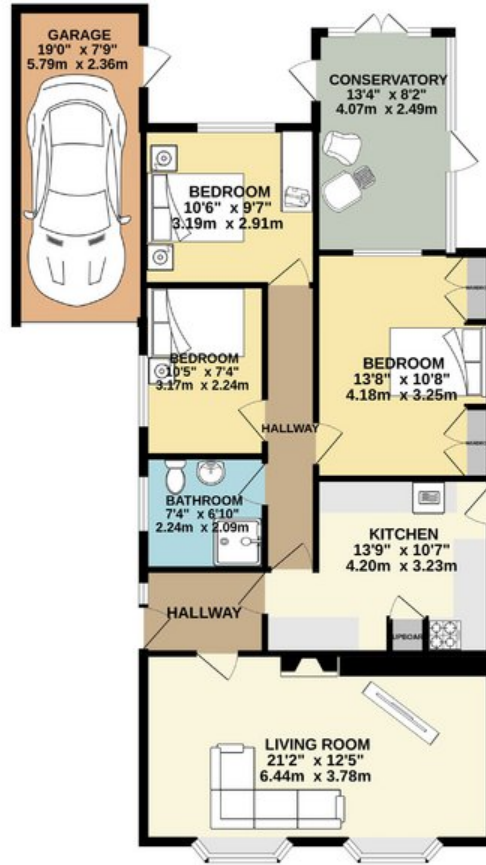
The front door opens to the entrance hall, with the generous, double bay fronted living room to the right, and the kitchen straight ahead offering ample space for appliances, with a built in hob and oven. Continuing through the property, there is a further hallway providing access to three, well proportioned bedrooms, making use of the family shower room. Completing the accommodation is the external conservatory. The property benefits from double glazing throughout, alongside a recently replaced boiler and updated wiring.

#### OUTSIDE

The bungalow is set back behind a large driveway which provides off road parking for several cars, leading up to the garage, To the rear of the property is the beautifully landscaped and maintained split level garden, featuring a decked, patio, lawn and shingle areas alongside a potting shed and summer house.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

GROUND FLOOR  
1085 sq.ft. (100.8 sq.m.) approx.



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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TOTAL FLOOR AREA: 1085 sq.ft. (100.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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