

FREEHOLD



House - Semi-Detached

39 BULRUSH CLOSE, HORSFORD, NR10 3SP

Price Guide

£220,000

FEATURES

- Semi Detached House
- Lounge
- Conservatory
- Enclosed Rear Garden
- Two Double Bedrooms
- Kitchen/breakfast room
- Garage and Driveway Parking
- No Onward Chain



2 Bedroom House - Semi-Detached located in Horsford

Description

This two double bedroom semi-detached house is located in the popular suburb of Horsford. The property comprises of a lounge, kitchen/breakfast room and conservatory all on the ground floor. Two double bedrooms and bathroom to the first floor. The property also offers front and enclosed rear garden with single garage and a driveway providing off road parking for one car. Other benefits also include double glazing throughout and gas central heating and benefits from NO ONWARD CHAIN. To book your viewing today call Think on 01603 338433. Guide Price £220,000 - £230,000.

Lounge

Window to front aspect, radiator, meter cupboard, understair cupboard, stairs to the first floor and door leading to the kitchen/breakfast room.

Kitchen/Breakfast Room

Fitted with a range of wall, base and drawer units with rolled edge worktop over. Fitted electric oven with hob and extractor over. Stainless steel sink with drainer, tiled splashbacks and window to rear aspect. Door leading to the conservatory.

Conservatory

UPVC construction, television point, radiator and double doors leading out to the garden.

Landing

Doors to all rooms and loft access

Bedroom One

Double glazed window to the rear aspect, radiator and a range of built in wardrobes and cupboards.

Bedroom Two

Double glazed window to front aspect and radiator.

Bathroom

Fitted with a white three-piece suite comprising of bath with shower over, W.C and wash basin. Part-tiled walls, airing cupboard, further storage cupboard, radiator and window to side aspect.

Outside

The property is approached by pathway leading to front door. The front garden is mainly laid with shingle for low maintenance garden, side access gate to the rear garden. The rear garden is designed for low maintenance mainly paved with patio area closest to the property. There is also an outside tap, access gate to the rear, leading to the single garage with up and over door, power and light. Including a driveway providing off road parking for one car.



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Council Tax Band
B

GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

