



Merlin Avenue, Norwich, NR7 8BY

£270,000

- SEMI DETACHED BUNGALOW
- SITTING/DINING ROOM
- FITTED KITCHEN
- UPVC DOUBLE GLAZING
- GARAGE & DRIVEWAY
- 3 BEDROOMS
- CONSERVATORY
- BATHROOM
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN

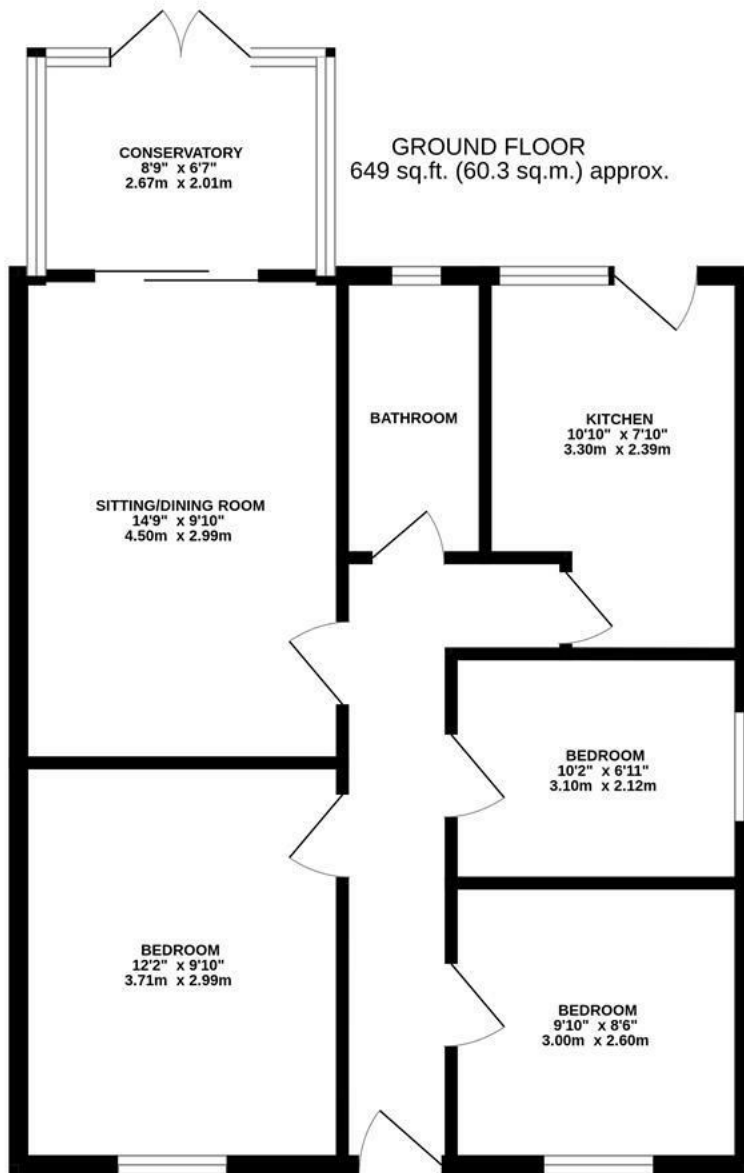
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VENDORS HAVE FOUND AN EMPTY PROPERTY...

This semi detached bungalow is located within easy reach of the local amenities and bus stop and comes with gas central heating via a 'Valliant' combi boiler, UPVC double glazing, a detached single garage, driveway and a lovely enclosed garden to the rear. The accommodation consists of an entrance hall, 14'9" sitting/dining room, fitted kitchen, conservatory, three bedrooms and a bathroom.

Council Tax Band - C





TOTAL FLOOR AREA : 649 sq.ft. (60.3 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



