



Falcon Road West, Norwich, NR7 8NY

£325,000

- DETACHED BUNGALOW
- 3 BEDROOMS
- RE-FITED KITCHEN
- SHOWER ROOM
- AMPLE OFF ROAD PARKING
- RENOVATED & MODERNISED
- SITTING/DINING ROOM
- GARDEN ROOM
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

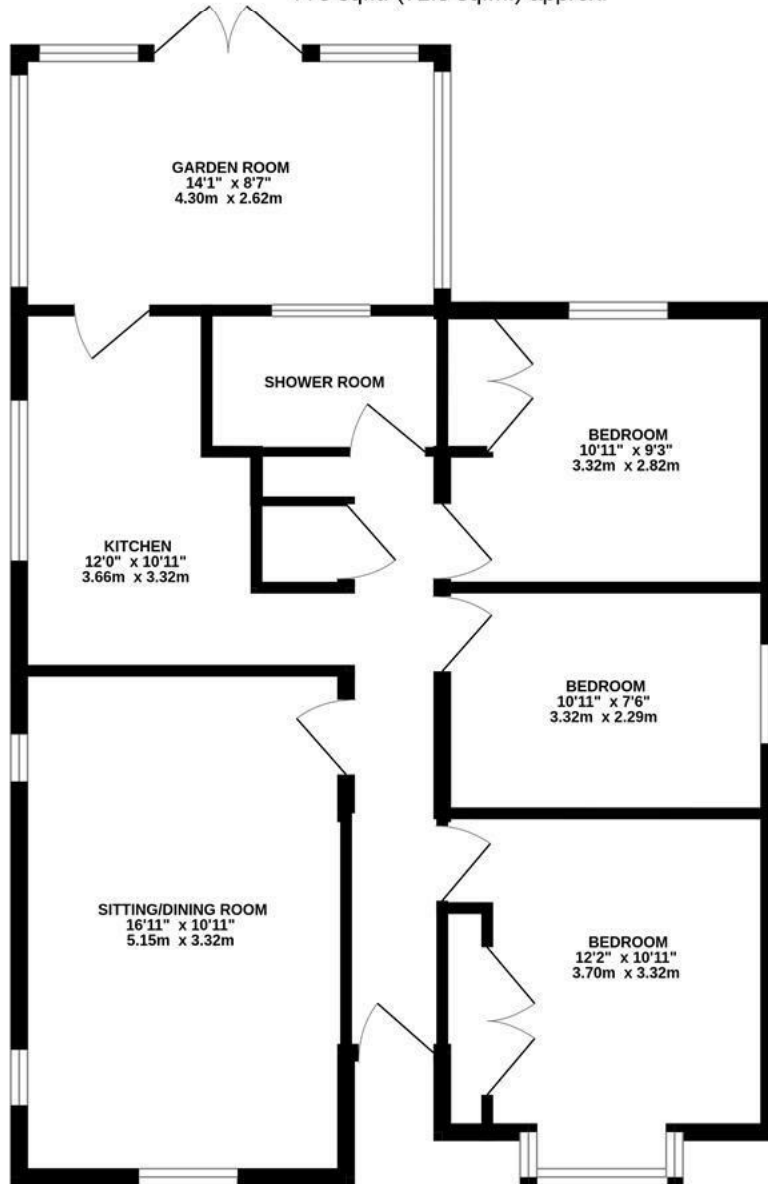
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RENOVATED & MODERNISED...This three bedroom detached bungalow is situated in the popular suburb of Sprowston and is positioned on a corner plot. The property has undergone extensive works, including a full rewire, new floor coverings, smooth ceilings, fresh decoration and a new fitted kitchen. Further benefits include UPVC double glazed windows and gas central heating, gardens to the side and rear and ample off road parking. The accommodation comprises of an entrance hall, sitting/dining room, kitchen, garden room, three bedrooms and shower room. NO ONWARD CHAIN.

Council Tax Band - C



GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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		86
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



