

# Astley & co



7 Gerald Close  
Norwich

**Price:** Guide Price  
£270,000

## Information

Lovely Surround Gardens - Detached bungalow with two bedrooms set in a large corner plot with gardens on every aspect and the rear of the property a south facing aspect from the lounge.

Well-presented and low maintenance, this bungalow is easy living and convenient.

The location is near to all essential amenities, easy transport routes and for some, walking distance to the city centre.

Gas Fired Central Heating. Energy Performance Rating

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**Astley & CO**  
ESTATE AGENTS

### Description

#### Entrance Hall

**Bedroom 1** 13' 7" x 11' 7" (4.14m x 3.53m)

**Bedroom 2** 8' 8" x 8' 6" (2.64m x 2.59m)

**Lounge** 16' 9" x 11' 8" (5.11m x 3.56m)

**Kitchen** 9' 11" x 8' 7" (3.02m x 2.62m)

#### Bathroom

#### Garage

#### Gardens

### Summary of accommodation

- Detached Bungalow
- Two Bedrooms
- Large Corner Plot
- Detached Garage
- Surround Gardens
- Low Maintenance Living

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

### Astley & Co Estate Agents

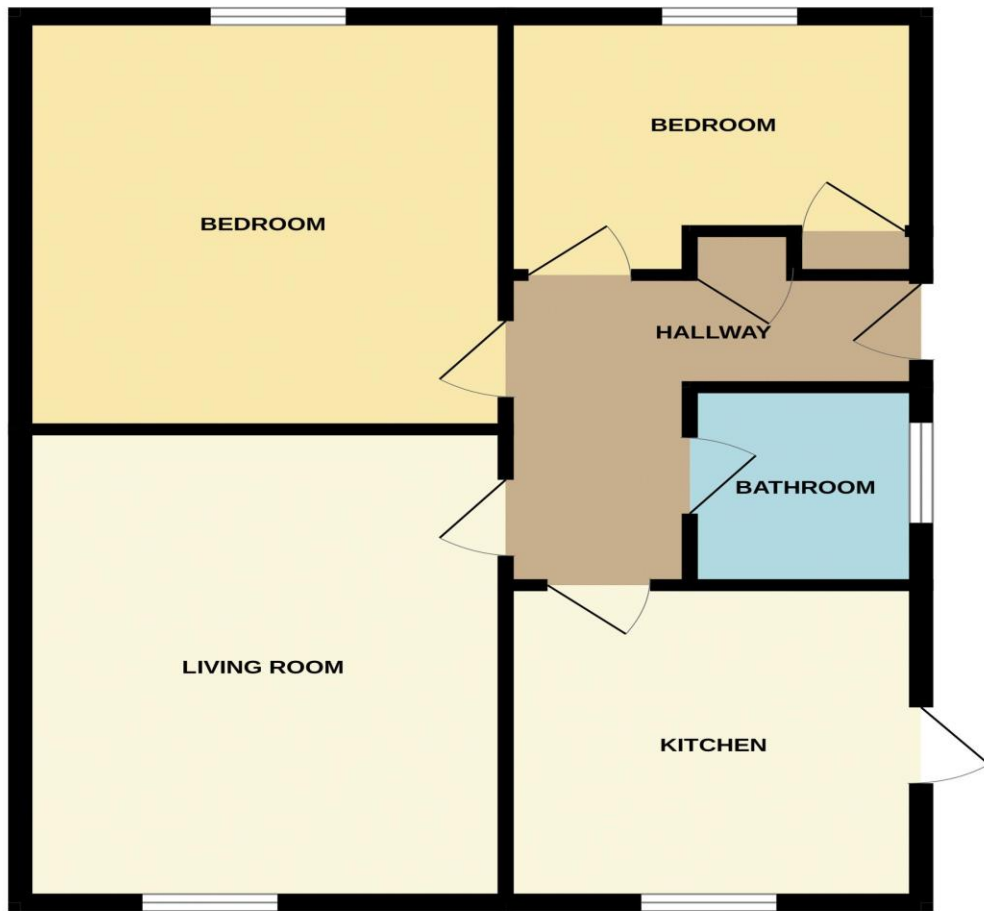
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# GROUND FLOOR



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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