

# Astley & co



## Information

Over 55's only for this semi-detached BUNGALOW with TWO BEDROOMS which has been completely updated and refurbished to a high standard. A low maintenance and easy living home with a Central Monitoring System by pull cord for help and security should a resident need extra support. This property has had everything replaced and improved. All the windows and the doors have been newly installed, new boiler, new kitchen with a Neff oven that has almost never been used, new bathrooms, new redecoration. Allocated parking adjacent to the property and near to the front door. Ready to move in. The residents enjoy communal gardens and a great sense of community, sociable neighbours and pleasant surroundings. Very easy access to all essential amenities including the Tesco Express, the Post Office and other useful shops. The Doctors surgery is off Church Lane and Boots pharmacy is next door. A Tesco superstore is half a mile away. Near to the bus stop. Parking space. OFFERED WITH NO ONWARD CHAIN Comprising Entrance Hall, Lounge, WC, Kitchen, Wet Room, Two Bedrooms, Conservatory, Gardens. Freehold Property. Electric Storage Heaters. Awaiting Energy Performance Rating. Service Charge £115.56 per month.

6 Marlborough  
Court  
Sprowston  
Norwich

**Price:** £200,000

6 Marlborough Court, Sprowston

Norwich

**Price** £200,000

**Astley & CO**  
ESTATE AGENTS

### Description

#### Entrance Hall

Entrance door, door to cloakroom, large storage cupboard, door to lounge

#### Cloakroom

Window to the front, comprising WC, vanity hand wash basin, fitted work-top, mirror, low level electric heater

#### Lounge 19' 8" x 10' 6" (6.0m x 3.2m)

Window to the front, storage heaters, door to the kitchen and door to the rear lobby.

#### Kitchen

Window to the side, and back door to the side. Comprising a range of base and wall units with fitted work top, electric oven and electric hob, stainless steel sink and draining board, washing machine, space for fridge

#### Lobby

Rear lobby with doors to both bedrooms and shower room

#### Bedroom 1 11' 10" x 8' 10" (3.6m x 2.7m)

Window to rear, freestanding wardrobes, heater

#### Bedroom 2 9' 2" x 9' 2" (2.8m x 2.8m)

Window to rear, heater

#### Shower Room

Window to side, comprising shower cubicle, electric wall heater, heated towel rail, handle rails, WC, vanity basin with fitted work-top and fitted furniture, fully tiled walls

#### Communal Gardens

Garden laid to lawn with sitting space and open to other neighbours gardens

### Summary of accommodation

- Semi Detached Bungalow
- Two Bedrooms
- Shower Room & Cloakroom
- Community Living
- Over 55's
- Service Charges Apply
- No Onward Chain

### Astley & Co Estate Agents

Email: [sales@astleyandco.com](mailto:sales@astleyandco.com)

Website: [www.astleyandco.com](http://www.astleyandco.com)

Tel: 01603 415182

Fax:

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.  
Made with Metropix ©2022

