

Astley & co

ESTATE AGENTS



49 Nursery Close
Hellesdon
Norwich

Price: Guide Price
£195,000

Information

The living is easy here - Everything has been done with lovely new Conservatory added. This well-maintained bungalow with two bedrooms has had a new boiler installed and is just within the guarantee. The doors and windows have been replaced, and the Conservatory is the sunniest and warmest place to relax. The non overlooked garden is southwest facing, is easy to manage and there is a Greenhouse and veggie plot. Service charge £180 per year for the maintenance of the communal gardens.

Gas fired Central Heating. Energy Performance Rating C.

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Description

Entrance Hall

UPVC door to entrance hall, window to side, storage cupboard x 2, airing cupboard, doors to lounge, bedrooms and shower room

Lounge/Diner 15' 4" x 9' 10" (4.7m x 3m)

Window to front, window and French doors to rear, radiator, TV point, opening to kitchen, radiator, parquet solid wood flooring

Kitchen 9' 8" x 5' 2" (2.95m x 1.6m)

Window to rear, a range of wall and floor units, stainless steel sink, fitted electric tower oven, gas hob, space for washing machine, space for tall fridge / freezer

Bedroom 10' 2" x 9' 6" (3.1m x 2.9m)

Window to rear, radiator

Bedroom 11' 5" x 6' 1" (3.5m x 1.86m)

Window to rear, radiator

Shower Room

Window to front, comprising shower cubicle with electric shower, pedestal wash basin, WC, radiator, partly tiled

Conservatory

Edwardian style Conservatory with French doors to garden, top opening and windows

Garden

Enclosed south facing garden with patio, plants shrubs and flower, Greenhouse and shed with further secluded space for a veggie and fruit plot.

Garage

Enbloc garage with up and over door. Allocated parking space

Front

Front garden, shingled and bordered by hedge and shrubs.

Summary of accommodation

- Bungalow
- Two Bedrooms
- Conservatory
- Private South Facing Garden
- Boiler under 7 years old
- UPVC Windows and Doors

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

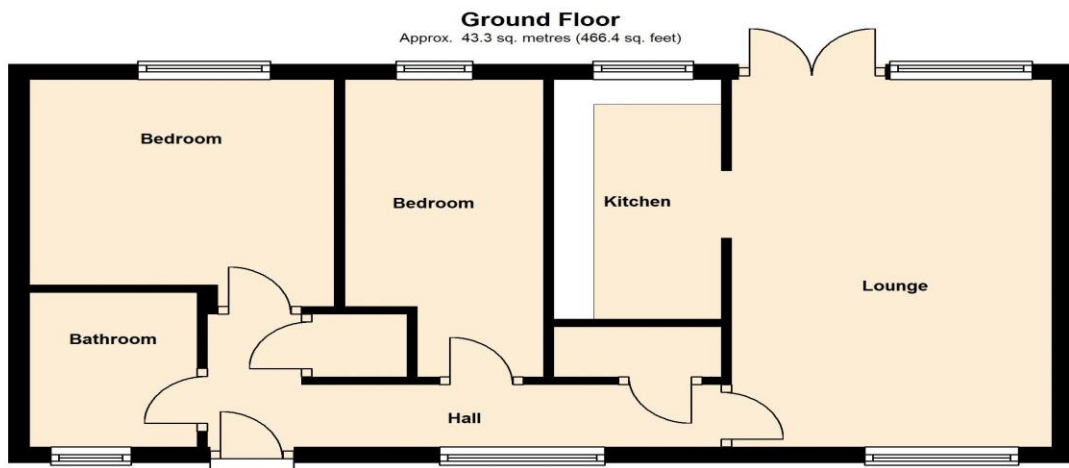
Astley & Co Estate Agents

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Total area: approx. 43.3 sq. metres (466.4 sq. feet)

