

Astley & co

ESTATE AGENTS



78 Cere Road
Sprowston
Norwich

Price: Guide Price
£225,000

Information

Semi detached bungalow with two bedrooms set in a good sized plot with lovely established and matured garden. This neat and tidy bungalow is well presented with modern kitchen and the bathroom has been converted to a Wet Room. Garage and long driveway provides ample off street parking for several vehicles. Offered with no onward chain.

Comprising Entrance Hall, Kitchen, Lounge, Two Bedroom, Wet Room, Garage and Garden.

Gas Fired Central Heating. Energy Performance Rating C

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Description

Entrance Hallway

Doors to all rooms, radiator

Kitchen 10' 10" x 8' 10" (3.3m x 2.7m)

Window to rear, comprising a range of base and wall units with stainless steel sink and drainer unit, fitted work-top, under counter built in oven, gas hob, space and plumbing for tall fridge freezer and washing machine, wall mounted boiler

Lounge 18' 1" x 11' 2" (5.5m x 3.4m)

Sliding doors to rear garden, radiator

Wet Room 6' 7" x 5' 7" (2.0m x 1.7m)

Wet room with pedestal wash basin, WC and electric shower, heated towel rail

Bedroom 1 11' 6" x 9' 6" (3.5m x 2.9m)

Window to front, radiator

Bedroom 2 10' 6" x 8' 2" (3.2m x 2.5m)

Window to front, radiator

Rear Garden

Good sized rear garden mainly laid to lawn bordered with flowers beds, paved patio area, service door to garage

Garage

Up and over door, service door

Outside Front

Long driveway providing ample off street parking for several vehicles.

Summary of accommodation

- Semi Detached Bungalow
- Two Bedrooms
- Well Presented Throughout
- Lovely Garden
- Garage
- Gas Fired Central Heating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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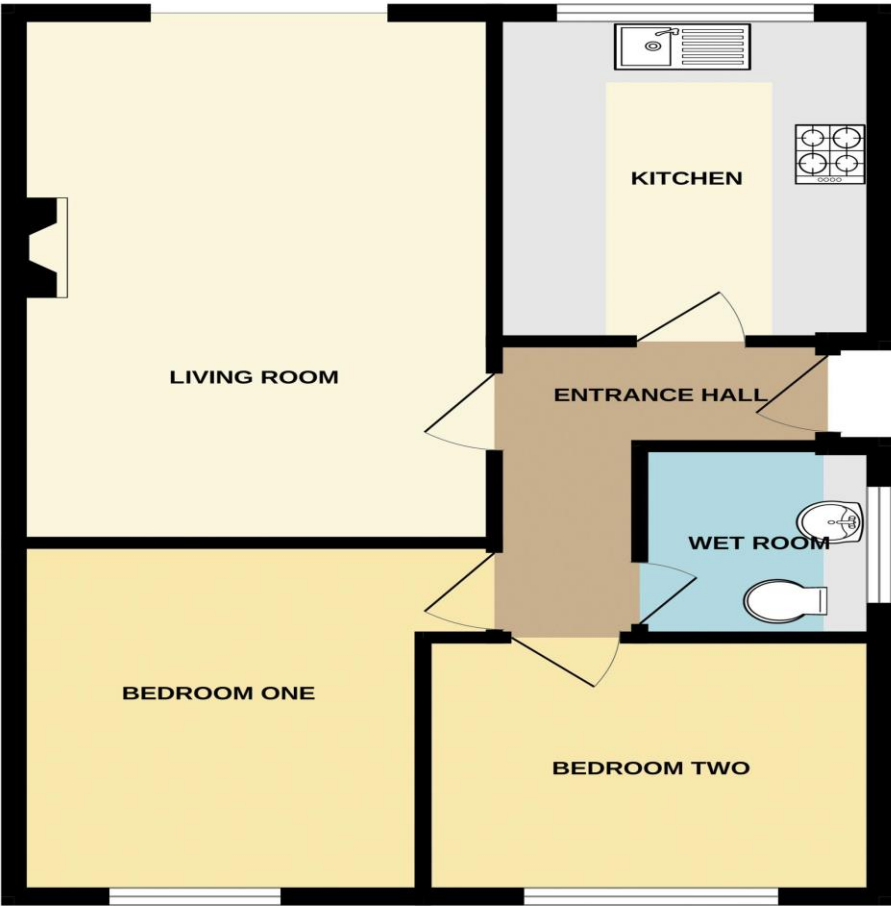
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GROUND FLOOR



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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