

# Astley & co

ESTATE AGENTS



**47 Gorse Road  
Thorpe St Andrew  
Norwich**

## Information

Attractive 1950's built semi-detached bungalow with two bedrooms and two reception rooms set in a good-sized plot with lovely garden and in the sought after suburb of Thorpe St Andrew.

The accommodation is flexible, and the third bedroom can be easily reinstated.

**Price:** Guide Price  
**£240,000**

This property is great for an extension across the rear for open plan living, cooking and entertaining with the bedrooms to the front.

The driveway provides ample parking. Great opportunity to create something special.

Gas Fired Central Heating. Energy Performance Rating C. Council Tax C.

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Norwich

Price Guide Price £240,000



Description

Entrance Hall

Bedroom 1 11' 3" x 9' 11" (3.422m x 3.010m)

Bedroom 2 11' 3" x 8' 11" (3.422m x 2.723m)

Lounge 12' 5" x 11' 10" (3.786m x 3.615m)

Dining Room 12' 8" x 10' 1" (3.869m x 3.070m)

Kitchen 9' 11" x 5' 11" (3.017m x 1.8m)

Lobby

Shower Room 6' 6" x 5' 11" (1.976m x 1.8m)

Garden

Summary of accommodation

- Semi Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Needs Updating
- Good Sized Plot
- Low Maintenance Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

GROUND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 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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