







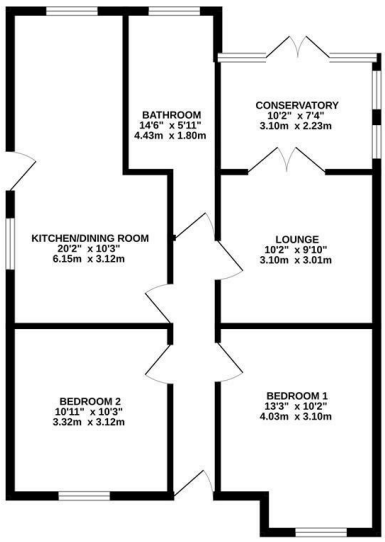
103 Gordon Avenue I I Norwich I NR7 0DS

Price Guide £240,000

GUIDE PRICE £240,000 - £250,000 - EXTENDED BUNGALOW OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to present this extended two-bedroom semi-detached bungalow, ideally located in the highly sought-after suburb of Thorpe St Andrew. The accommodation includes an entrance hall, spacious lounge, extended kitchen/diner, two bedrooms and a bathroom, offering a solid and versatile layout. Outside features a driveway providing off-road parking, and a private enclosed rear garden. Benefiting from UPVC double glazing, gas heating, no onward chain and is presented in good order throughout . Early viewing is strongly recommended.

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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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Location
Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, kitchen/diner, two bedrooms and bathroom.

Lounge 12'0" x 10'1"
Radiator, patio doors to

Conservatory 9'6" x 9'1"
UPVC windows, UPVC patio doors to rear.

Kitchen/Diner 18'8" x 9'11"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, two double glazed windows, radiators, door to side.

Bedroom One 14'11" x 10'1"
Double glazed window, radiator.

Bedroom Two 10'10" x 10'2"
Double glazed window, radiator.

Bathroom
Bath, double walk-in shower, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front and Side
Large driveway providing off road parking.

Outside Rear
Patio area, lawned garden, mature plants and shrubs, timber shed, summerhouse, enclosed by fencing and walling.

Local Authority
Broadland District Council - Tax Band C

Tenure
Freehold

Utilities
Ultrafast Broadband Available
Mains gas, water and electricity.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is
payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the
transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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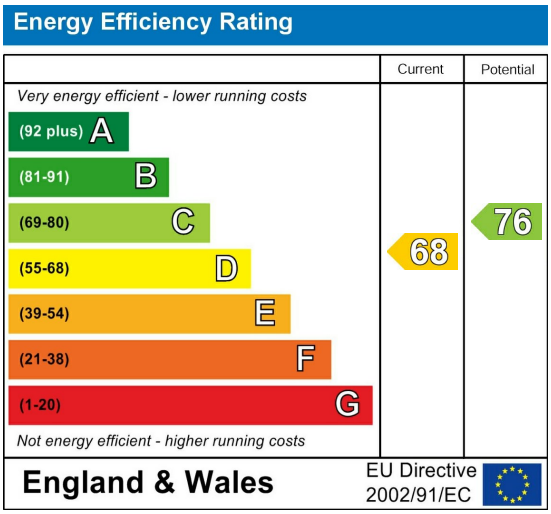












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.