



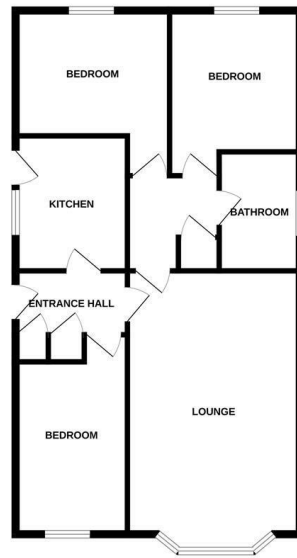
**16 Penshurst Mews | | Norwich | NR4 6JJ**

**Asking Price £270,000**

**\*\*DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this THREE BEDROOM, DETACHED BUNGALOW situated in a QUIET CUL-DE-SAC in the highly sought after location of Eaton. Accommodation comprising entrance hall, lounge, kitchen, THREE BEDROOMS and a bathroom. Outside there is a LARGE DRIVEWAY providing off road parking leading to the SINGLE GARAGE and an enclosed rear garden. The bungalow benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would suit a wide array of buyers so be quick to book a viewing.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any purpose other than that intended. The services, fixtures and fittings shown here are not intended as a guarantee, as to their operation or efficiency may be given. Made with MyPlan 12/2011

### Location

Eaton is a suburb of Norwich and lies to the south west, conveniently located to the A47 southern bypass and A11, the main route to London and Cambridge. Offering a good selection of local amenities including Waitrose supermarket, schooling, popular pubs and restaurants, local parks and golf course. There are regular bus services to and from the City centre with ease of access to both the Norfolk & Norwich University Hospital and University of East Anglia.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, kitchen and bedroom three.

#### Lounge 20'5" x 12'7"

Two double glazed windows, two radiators.

#### Kitchen 9'10" x 8'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, door to side.

#### Bedroom One 11'5" x 11'4"

Double glazed window, radiator.

#### Bedroom Two 11'5" x 9'4"

Double glazed window, radiator.

#### Bedroom Three 14'7" x 8'2"

Double glazed window, radiator.

#### Bathroom 7'4" x 6'2"

Panelled bath with shower over, low level WC, hand wash basin, frosted double glazed window.

#### Outside Front

Large driveway providing off road parking leading to a single garage.

#### Outside Rear

Mature paved and lawned garden enclosed by timber fencing.

#### Local Authority

Norwich City Council, Tax Band D.

#### Tenure


Freehold

#### Utilities

Fibre to the cabinet broadband available.

Mains water and electric.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Norwich City Council, Tax Band D

**Tenure**

Freehold

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.