



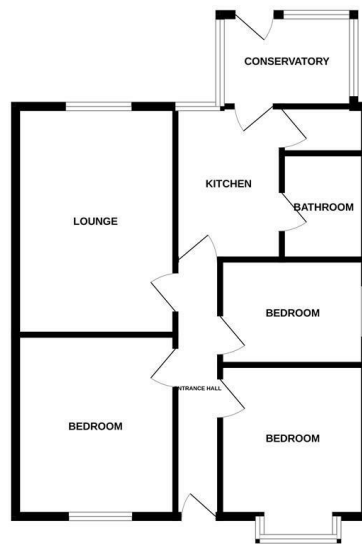
**42 Falcon Road West | | Norwich | NR7 8NX**

## Offers In The Region Of £200,000

**\*\*IN NEED OF FULL RENOVATION\*\*** Gilson Bailey are delighted to offer this three-bedroom semi-detached bungalow, set within the highly sought-after suburb of Sprowston and presenting an exciting opportunity for buyers looking to put their own stamp on a home. The accommodation includes a lounge, kitchen, bathroom, conservatory and three bedrooms, offering flexible living space with excellent potential throughout. Externally, the property boasts mature front and rear gardens, a driveway providing off-road parking and a single garage. Benefiting from double glazing and brimming with scope for renovation and improvement, this bungalow would make an ideal first-time purchase or rewarding project, and early viewing is strongly recommended.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The accuracy, validity and applicability of this plan are not to be relied upon for any purpose other than to provide a general impression of the property only. It is not to be used for any other purpose. Made with Metaphor 12/2019

## Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, kitchen and three bedrooms.

### Lounge 14'11" x 10'5"

Double glazed window.

### Kitchen 10'0" x 6'11"

Wall cupboards, sink, pantry, double glazed window, door to rear.

### Bathroom 7'3" x 5'5"

Panelled bath with shower over, low level WC, hand wash basin, frosted windows.

### Conservatory 8'8" x 5'11"

Door to garden.

### Bedroom One 11'10" x 10'5"

Double glazed window.

### Bedroom Two 11'4" x 9'6"

Double glazed window.

### Bedroom Three 9'6" x 6'11"

Double glazed window.

## Outside Front

Lawned garden and driveway providing off road parking.

## Outside Rear

Lawned garden, mature plants and shrubs, garage, greenhouse, enclosed by fencing.

## Local Authority

Broadland District Council, Tax Band C.

## Tenure

Freehold


## Utilities

Full fibre broadband available.  
Mains electric and water.





### 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>		
(55-68) <b>D</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	

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Broadland District Council, Tax Band C

### 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.

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