Astley & co
ESTATE AGENTS









89 Linacre Avenue Sprowston Norwich

Price: Guide Price £240,000

Information

No Chain - A detached chalet-style property, built in the 1970s, offering two bedrooms, a spacious lounge, a newly fitted modern kitchen, conservatory, garage and garden. Owned by the same family for many years, the property would benefit from some updating, although the newly fitted kitchen is a real highlight, featuring a stylish, contemporary finish. Originally the footprint had a downstairs third bedroom, the current owners have opened this space into the lounge, creating a lovely large reception room with plenty of space.

Outside, the south-facing garden enjoys sunshine and warmth throughout the day, while the conservatory provides a lovely spot to sit and enjoy the garden all year round. Situated in a convenient location, close to essential amenities and with good transport links, this detached chalet offers plenty of potential for buyers looking to make a property their own.

Gas fired central heating system. Energy Performance Rating E. Council Tax Band C.

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Norwich

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Description

Entrance Hall

Bathroom
Double glazed window to rear aspect, bath/Shower, WC, wash hand basin, vinyl flooring. fully tiled.

Living Room 20' 1" x 13' 11" (6.12m x 4.24m)
Double glazed windows to front aspect, radiators, and carpeted flooring.

Kitchen 13' 5" x 8' 2" (4.09m x 2.49m)
Double glazed window to rear aspect, wall and base units, work surface, tiled flooring, radiator, 1.5 sink/drainer, induction hob and oven, cooker hood, central heating boiler, washing machine plumbing.

Conservatory 10' 2" x 10' 8" (3.10m x 3.24m)
Double glazed door to side aspect, double glazed window to rear and side aspect, vinyl flooring, "Cosy Roof" installation, and heating (electric).

Bedroom 10' 11" x 10' 11" (3.33m x 3.33m)
Double glazed window to rear aspect, fitted wardrobe, radiator, carpeted flooring, and off-bedroom storage.

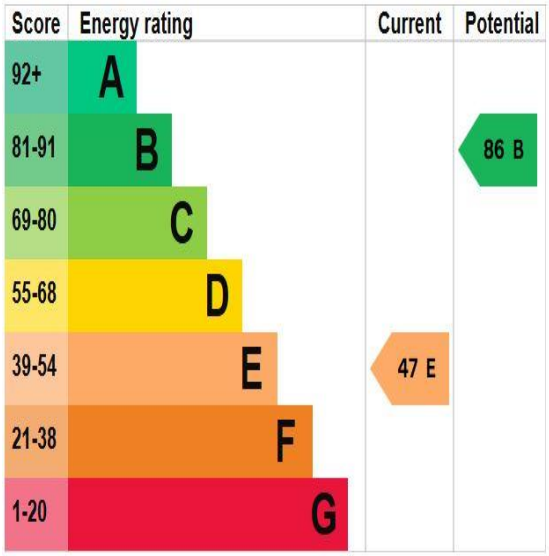
Bedroom 13' 0" x 7' 10" (3.96m x 2.39m)
Double glazed window to front aspect, radiator, carpeted flooring.

Garden
Fully enclosed, low maintenance garden with garden shed and gated access to driveway.

Garage

Summary of accommodation

- Detached Chalet Property
- Two Bedrooms
- Garage
- Newly Installed Kitchen
- Gas Fired Central Heating
- No Onward Chain
- Conservatory



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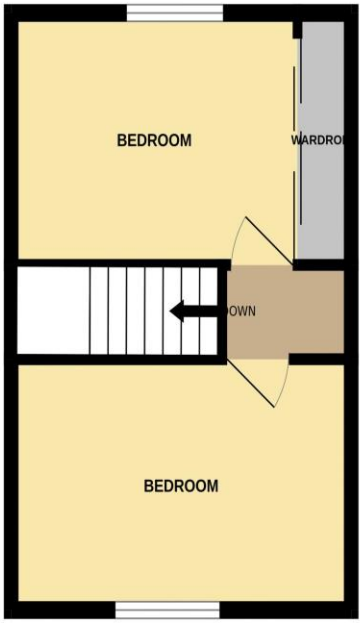
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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR



1ST 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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