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ESTATE AGENTS



**26 Carleton Close
Sprowston
Norwich**

Information

No Onward Chain - A two-bedroom semi-detached bungalow occupying a corner plot within a peaceful cul-de-sac setting.

The property benefits from a landscaped, low-maintenance garden, while secure off-road parking and convenient access can typically be gained from the rear via Cannerby Lane.

Price: Guide Price
£215,000

Offering well-proportioned accommodation throughout, the bungalow presents an excellent opportunity for purchasers seeking a property they can update and personalise to their own tastes.

The combination of a corner plot, quiet location, attractive outdoor space and practical parking arrangements makes this appealing for a wide range of buyers.

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

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Description

Entrance Hall

Lounge 16' 1" x 9' 10" (4.91m x 2.99m)

Kitchen 8' 7" x 8' 0" (2.62m x 2.43m)

Main bedroom 11' 10" x 8' 11" (3.61m x 2.71m)

Shower room 7' 10" x 4' 2" (2.38m x 1.28m)

Bedroom 8' 2" x 7' 3" (2.48m x 2.22m)

Garden

Garage

Summary of accommodation

- Semi Detached Bungalow
- Two Bedrooms
- Corner Plot
- Gas Fired Central Heating
- Secure Rear Parking
- Landscaped Gardens
- No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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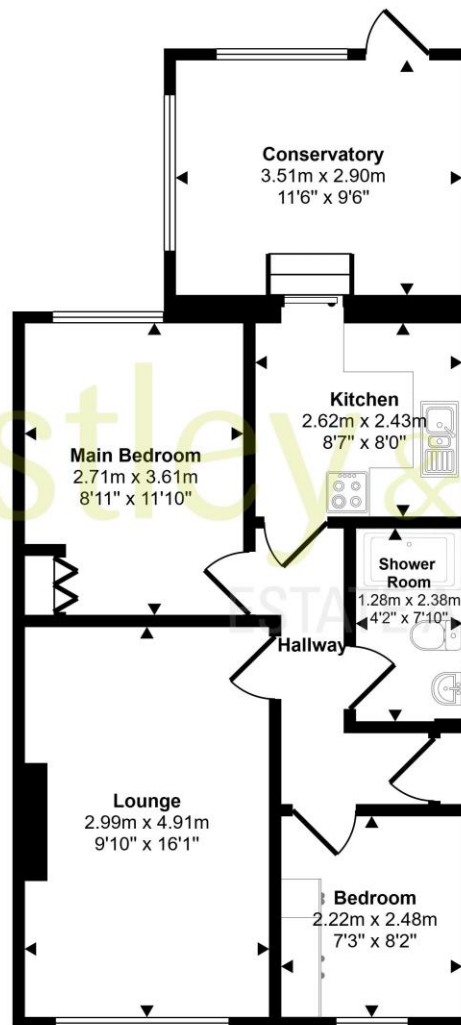
Tel: 01603 415182

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.

MONEY LAUNDERING REGULATIONS 2003

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.

Approx Gross Internal Area
57 sq m / 617 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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