



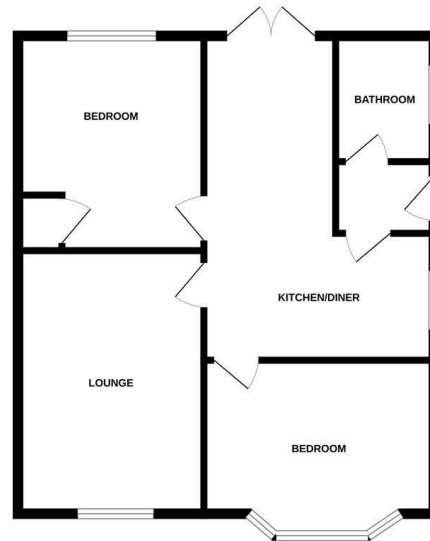
25 Creance Road | | Norwich | NR7 8JW

£240,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well-presented two-bedroom semi-detached bungalow, ideally situated within the highly sought-after suburb of Sprowston. Offered with the significant advantage of no onward chain, this charming home presents an excellent opportunity for first-time buyers, downsizers, or those seeking the ease of single-storey living. The accommodation comprises an entrance hall, a lounge, a fitted kitchen/diner, two well-proportioned bedrooms, and a bathroom. Outside, the property benefits from a driveway providing ample off-road parking leading to a garage, while the enclosed rear garden offers a private and peaceful space to relax or entertain. Further benefits include double glazing and gas central heating, completing what is a superb home in a desirable location. Early viewing is highly recommended to avoid disappointment.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual buildings, rooms and any other items are approximate and no responsibility is taken for any variation or misstatement. This plan is for illustrative purposes only and should not be used as such for any purpose other than to provide a general guide. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metaplan 12/2018

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 kitchen/diner and bathroom.

Lounge 14'9" x 10'4"

Double glazed window, radiator.

Kitchen/Diner 18'0" x 12'10"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, radiator, double glazed window, patio doors.

Bedroom One 12'10" x 9'10"

Double glazed window, radiator.

Bedroom Two 12'1" x 10'5"

Double glazed window, radiator.

Bathroom 6'11" x 5'5"

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

Outside Front

Driveway providing off road parking.

Outside Rear

Patio area, lawned garden, mature plants and shrubs, timber shed, single garage, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre to the property.

Mains gas, water and electric.

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.



Energy Efficiency Rating

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

Local Authority

Broadland District Council, Tax Band B

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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