



**Russell Avenue, Spixworth, Norwich, NR10 3NY**

**welcome to**

## **Russell Avenue, Spixworth, Norwich**

A 4 bedroom, detached bungalow offering ample space both inside and out. Internally the property has recently been redecorated, has new carpets and flooring through out and offers further scope for modernisation and improvements subject to the new owners requirements.



## Entrance Hall

Double glazed door to front, radiator, carpeted flooring.

## Lounge

17' 11" x 14' 11" ( 5.46m x 4.55m )

Double glazed window to rear aspect, double glazed patio doors to rear aspect, carpeted flooring, cupboard.

## Kitchen

13' 8" x 10' 10" ( 4.17m x 3.30m )

Double glazed window to side aspect, wall and base units with work surface, stainless steel sink, electric oven and hob, cooker hob, tiled backsplash, double glazed door to side, laminate flooring.

## Bedroom One

10' 11" x 10' 10" ( 3.33m x 3.30m )

Double glazed window to front aspect, radiator, carpeted flooring.

## Bedroom Two

10' 11" x 10' 10" ( 3.33m x 3.30m )

Double glazed window to front aspect, radiator, carpeted flooring.

## Bedroom Three

10' 8" x 10' 6" ( 3.25m x 3.20m )

Double glazed window to rear aspect, fitted wardrobes, radiator, carpeted flooring.

## Bedroom Four

8' 10" x 8' 8" ( 2.69m x 2.64m )

Double glazed window to side aspect, radiator, carpeted flooring.

## Bathroom

Double glazed window to side aspect, shower cubicle, bath, toilet, wash hand basin, tiled flooring, radiator.

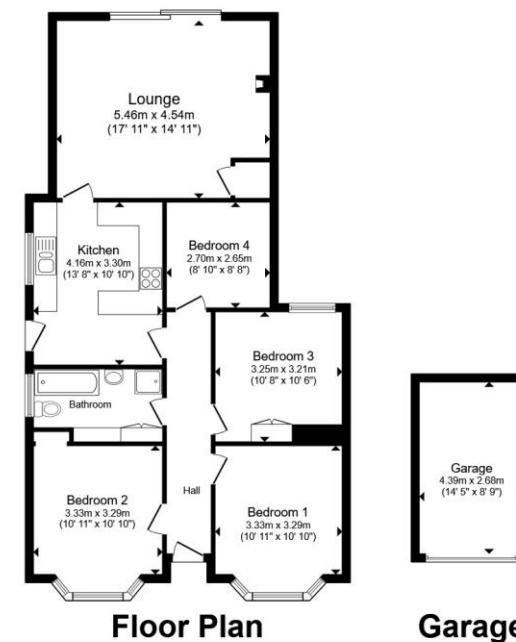
## Single Garage

14' 5" x 8' 9" ( 4.39m x 2.67m )

Double barn door.

## Agents Note

Agents Note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



Floor Plan

Garage

Total floor area 108.0 m<sup>2</sup> (1,163 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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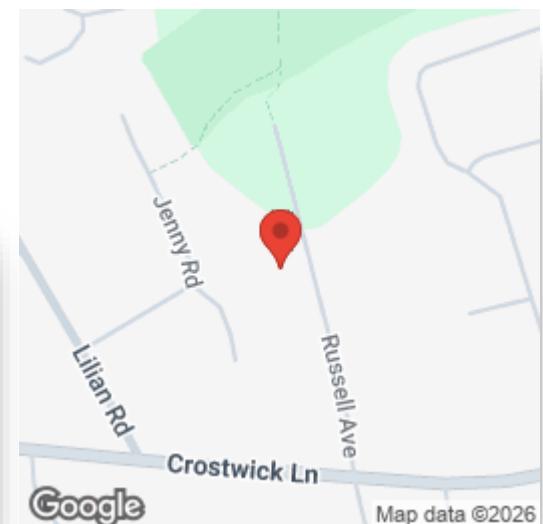
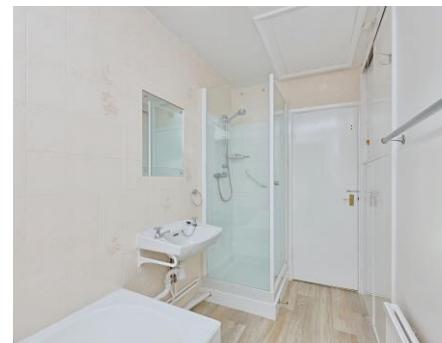
## Russell Avenue, Spixworth Norwich

- CHAIN FREE
- 4 bedroom, detached bungalow
- Ample space both inside and out
- Generous driveway.
- Rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £340,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
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