



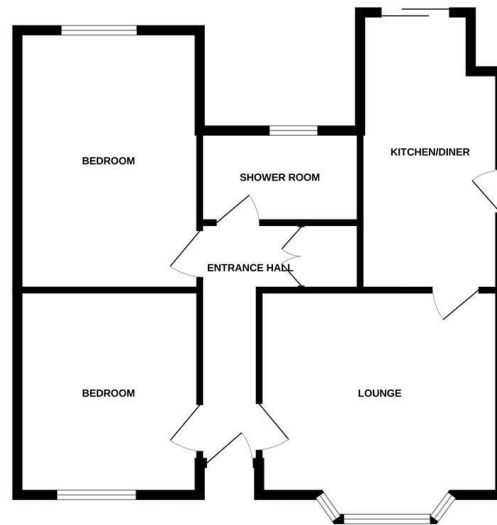
26 Tills Close | | Norwich | NR6 7QS

£250,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this extended two bedroom, semi-detached bungalow situated in the highly sought-after suburb of Sprowston. Offering well-proportioned and practical accommodation throughout, the property comprises an entrance hall, welcoming lounge, spacious kitchen/diner, two bedrooms and a modern shower room. Outside, the property benefits from a large driveway providing ample off-road parking and leading to a garage, while the good-sized, mature rear garden offers a lovely private outdoor space with plenty of potential for relaxing and entertaining. Further benefits include double glazing, gas heating and the highly desirable advantage of being offered with no onward chain. This appealing bungalow would make an ideal first-time purchase or an excellent opportunity for those looking to downsize, offering comfortable single-level living in a popular location, so an early viewing is highly recommended.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, rooms and any other items 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 a guide only. No guarantee is given as to the accuracy of the floorplan. The services, systems and equipment shown here are not to be relied upon and no guarantee is given as to their operation or efficiency can be given. Made with Metaplan (2020)

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, two bedrooms and shower room.

Lounge 15'7" x 12'3"

Double glazed window, radiator.

Kitchen 16'9" x 9'0"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, sliding patio doors, radiator, door to side.

Bedroom One 11'3" x 8'9"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 15'2" x 10'6"

Double glazed window, radiator.

Shower Room 9'8" x 5'4"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Driveway providing off road parking leading to a single garage.

Outside Rear

Paved and lawned garden, mature plants and shrubs, shed, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band C.

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 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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