

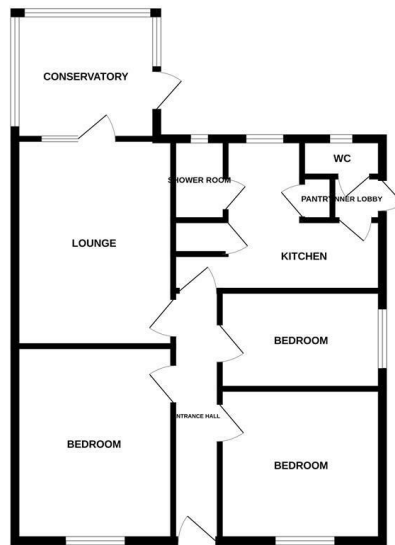
48 Moore Avenue | | Norwich | NR6 7LE

**£275,000**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this well-presented and deceptively spacious three-bedroom semi-detached bungalow, ideally situated within the highly sought-after suburb of Sprowston. Offering flexible and comfortable single-level living, the accommodation comprises a welcoming entrance hall, a bright and inviting lounge, a modern fitted kitchen, a stylish shower room, separate WC, a delightful conservatory overlooking the garden, and three well-proportioned bedrooms. Externally, the property continues to impress with a generous driveway providing ample off-road parking and leading to a garage, alongside a large, mature rear garden—perfect for relaxing or entertaining. Further benefits include double glazing, gas central heating, and the added advantage of being offered with no onward chain, ensuring a smooth and hassle-free purchase. Ideal for first-time buyers or those looking to downsize, this fantastic home must be viewed to be fully appreciated.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and other data 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 such for any prospective purchaser. The services, fixtures and appliances shown here are not intended to constitute any guarantee as to their operation or efficiency and may be given. Made with MyPlan 12/2011

### 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, kitchen and three bedrooms.

#### Lounge 13'11" x 10'7"

Door to rear, electric heater.

#### Kitchen 13'11" x 12'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, two double glazed windows, radiator.

#### Shower Room 4'9" x 4'5"

Shower cubicle, hand wash basin, frosted double glazed window.

#### WC

Low level WC, hand wash basin, frosted double glazed window.

#### Conservatory 8'10" x 7'8"

Double glazed construction with door to garden.

#### Bedroom One 13'0" x 10'7"

Double glazed window, radiator.

#### Bedroom Two 10'6" x 10'2"

Double glazed window, radiator.

#### Bedroom Three 10'6" x 6'5"

Double glazed window, radiator.

### Outside Front

Mature plants and shrubs and driveway providing off road parking leading to a single garage.

### Outside Rear

Patio area, lawned garden, mature plants and shrubs, enclosed by walling and fencing.

### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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