



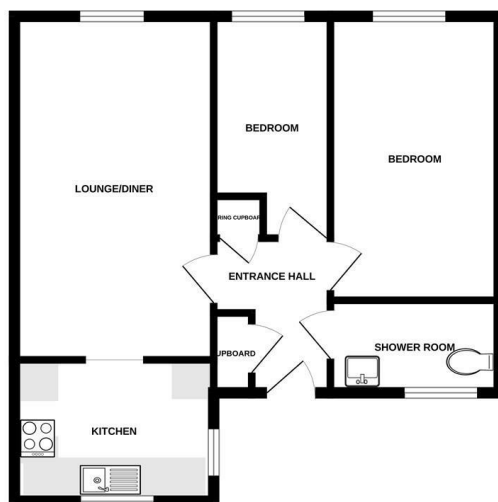
43 Merchant Way | | Norwich | NR6 5HS

Offers In Excess Of £190,000

**** RENOVATED OVER 55'S DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN **** Tucked away in the ever-popular suburb of Hellesdon, this beautifully presented two-bedroom detached bungalow for the over 55s offers the perfect blend of comfort, convenience and community. From the moment you step inside, you'll be greeted by a bright and welcoming lounge/diner, a modern fitted kitchen, shower room and two well-proportioned bedrooms, all finished to a lovely standard throughout. Outside, enjoy the peace and beauty of the immaculately maintained communal gardens, with off-road parking available on a first-come, first-served basis. With double glazing, new carpets, electric heating, and no onward chain, this delightful home is ideal for those seeking to downsize without compromise - a wonderful opportunity to enjoy relaxed, low-maintenance living in one of Norwich's most desirable areas.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, room and any other areas 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 to any prospective purchaser. The position, nature and appearance of any fixtures and fittings are not intended and no guarantee is to be given. Measurements are given to the nearest millimetre. Made with MyPlan 2.0.0.0.

Location

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, two bedrooms and shower room.

Lounge/Diner 17'10" x 10'4"

Double glazed window, two electric heaters.

Kitchen 9'7" x 7'3"

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

Bedroom One 14'7" x 8'7"

Double glazed window, electric heater, fitted wardrobes.

Bedroom Two 11'5" x 5'11"

Double glazed window, electric heater.

Shower Room 8'0" x 4'9"

Walk-in shower, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside

Well maintained communal garden and a car park on a first come first serve basis.

Local Authority

Broadland District Council, Tax Band B.


Tenure

Leasehold - 125 years from 1 October 1986. Please note ground rent is £270 per annum and service/maintenance charges are £2575.89 per annum. For further information, please contact the office.

Utilities

Full fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band B

Tenure

Leasehold

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.