







36 St. Edmunds Rise I I Taverham I NR8 6PA

Guide Price £275,000

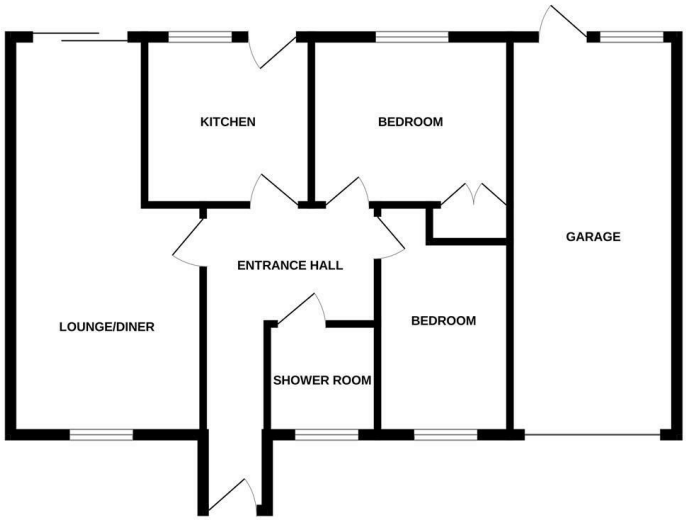
GUIDE PRICE: £275,000 - £280,000 **DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this TWO BEDROOM, DETACHED BUNGALOW situated in the highly sought after village of Taverham. Accommodation comprising entrance hall, lounge/diner, kitchen, TWO BEDROOMS and a shower room. Outside there is a brick weave driveway to the front providing OFF ROAD PARKING leading to an INTEGRAL GARAGE and to the rear there is an enclosed, lawned garden. The bungalow benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or downsize so be quick to book a viewing.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location
The village of Taverham is situated to the north west of Norwich within easy reach of a good selection of local amenities which include schooling for all ages, supermarkets, vets, pubs, restaurants and patisserie. Nearby bus stops give you good public transport links in and out of the city centre. You are also within close proximity to the NDR and Norwich ring road.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge/diner, kitchen, two bedrooms and a shower room.

Lounge/Diner 20'8" x 10'0"
Double glazed window, sliding patio doors, radiator.

Kitchen 8'9" x 8'8"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, door to rear.

Bedroom One 10'4" x 8'8"
Double glazed window, radiator, built in wardrobe.

Bedroom Two 11'6" x 6'9"
Double glazed window, radiator.

Shower Room 5'9" x 5'8"
Walk-in shower, low level WC, hand wash basin, heated towel rail, frosted double glazed window..

Outside Front
Lawned garden with mature plants shrubs, brick weave driveway leading to a single integral garage.

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

Local Authority
Broadland District Council, Tax Band C.

Tenure
Freehold

Utilities
Full fibre broadband available.
Mains water and electric.

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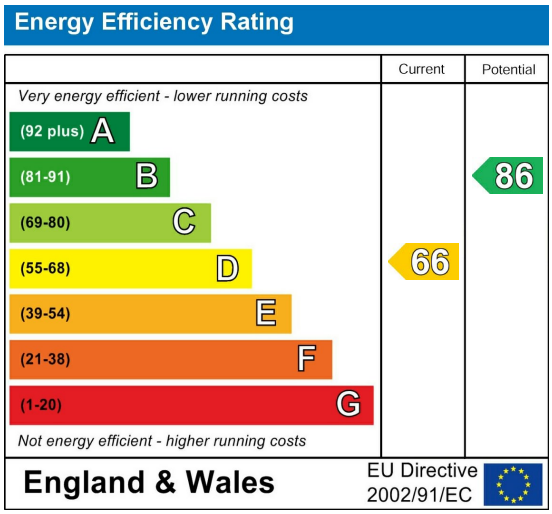












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Tenure

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.