



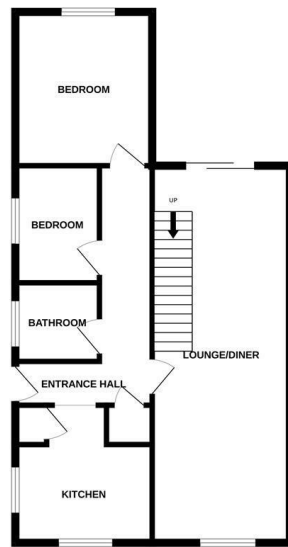
69 Bernham Road | | Norwich | NR6 5QQ

£270,000

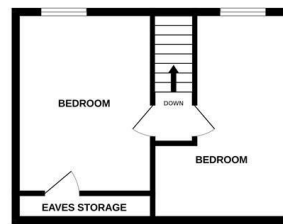
****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this spacious four-bedroom semi-detached chalet bungalow, ideally positioned within the highly sought-after suburb of Hellesdon. Offering versatile and well-proportioned accommodation throughout, this fantastic home comprises a welcoming entrance hall, a bright and spacious open-plan lounge/diner, fitted kitchen, two generous ground floor bedrooms and a family bathroom. The first floor provides two further well-sized bedrooms, creating flexible living space to suit a variety of needs. Externally, the property boasts a driveway and carport providing ample off-road parking, leading to a garage, while the enclosed rear garden offers a private space to relax or entertain. Further benefits include double glazing, gas-fired central heating and the added advantage of being offered with no onward chain. With its generous accommodation, excellent location and versatility, this superb home is perfectly suited to families, downsizers and anyone seeking flexible living, making early viewing highly recommended.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metaplan 12/2016

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, kitchen, bathroom and two bedrooms.

Lounge/Diner 27'5" x 10'0"

Double glazed window, sliding patio doors, two radiators, stairs to first floor.

Kitchen 9'11" x 9'10"

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.

Bathroom 6'4" x 5'6"

Bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Three 11'5" x 9'11"

Double glazed window, radiator.

Bedroom Four 8'0" x 6'9"

Double glazed window, radiator.

First Floor Landing

Doors to two bedrooms.

Bedroom One 13'2" x 9'7"

Double glazed window, radiator.

Bedroom Two 15'4" x 9'11"

Double glazed window, radiator.

Outside Front

Driveway and carport providing off road parking.

Outside Rear

Single garage, patio area, lawned garden, mature plants and shrubs, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

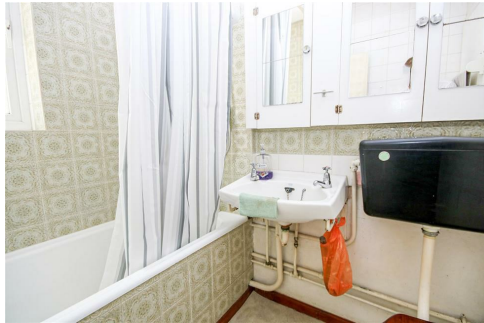
Utilities

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(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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