



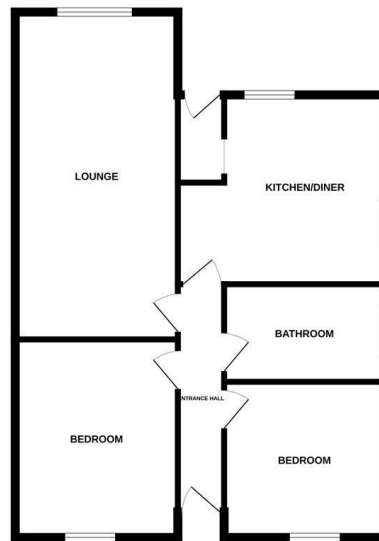
28 Moore Avenue | | Norwich | NR6 7LA

£280,000

****EXTENDED SEMI DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well-presented and extended two-bedroom semi-detached bungalow situated within the highly sought-after suburb of Sprowston. Offering spacious and well-balanced accommodation throughout, the property comprises an entrance hall, comfortable lounge, fitted kitchen/diner, bathroom and two well-proportioned bedrooms. Externally, the bungalow continues to impress with a front driveway providing ample off-road parking leading to a substantial timber workshop, ideal for hobbies, storage or home working, while the beautifully maintained rear garden provides a wonderful space for relaxing and entertaining. Further benefits include double glazing, gas central heating and the added advantage of no onward chain, making this an excellent opportunity for first-time buyers, downsizers or those seeking single-level living in a desirable location.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors and any other details 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 by any prospective purchaser. The accuracy, validity and applicability of these plans and floor levels and the guarantee as to their accuracy or otherwise can be given. Made with Metaphor 12/2018

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/diner, two bedrooms and bathroom.

Lounge 21'5" x 10'8"

Double glazed window, radiator.

Kitchen/Diner 13'11" x 12'5"

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

Bedroom One 13'0" x 10'8"

Double glazed window, radiator.

Bedroom Two 10'6" x 10'2"

Double glazed window, radiator.

Bathroom 10'5" x 6'5"

Panelled bath, shower cubicle, low level WC, hand wash basin,

Outside Front

Shingled garden and driveway providing off road parking.

Outside Rear

Shingled area, patio area, lawned garden, mature plants, shrubs and trees, timber shed, large workshop, 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		
(55-68) D	69	77
(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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