



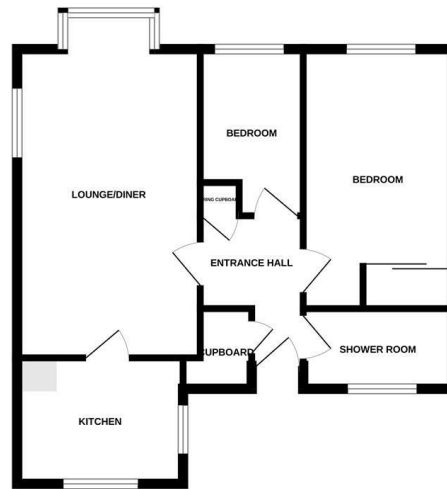
15, Churchfield Green St. Williams Way | | Norwich

£200,000

****DETACHED OVER 55'S BUNGALOW OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this attractive and rarely available, two bedroom, over 55's, detached bungalow, pleasantly positioned within a select development in the highly sought-after suburb of Thorpe St Andrew and offered with the welcome advantage of no onward chain. Providing comfortable and well-proportioned accommodation all on one level, this appealing property presents a fantastic opportunity for those looking to downsize and enjoy a more manageable lifestyle in a desirable location. The accommodation comprises a welcoming entrance hall, spacious lounge/diner offering plenty of room for relaxing and entertaining, fitted kitchen, two good-sized bedrooms and a shower room. Outside, residents can enjoy beautifully maintained communal gardens, providing attractive green surroundings without the responsibility of maintaining a large private garden, together with the added convenience of a residents' car park. Further benefits include personal alarm, cord alarms, double glazing, electric heating, community room and an on-site manager. Combining practical single-storey living, pleasant communal grounds, residents' parking and a highly desirable Thorpe St Andrew setting, this chain-free bungalow would make an ideal choice for those looking to downsize, so be quick to book a viewing.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, room and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The services, systems and appliances shown here are not guaranteed and are subject to change without notice. The services, systems and appliances shown here are not guaranteed and are subject to change without notice. Made with Metaphor 12/20.

Location

Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Hall

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

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

Two double glazed windows, electric radiator.

Kitchen 9'6" x 7'3"

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

Bedroom One 14'8" x 8'9"

Double glazed window, electric radiator, built in wardrobe.

Bedroom Two 11'6" x 5'11"

Double glazed window, electric radiator.

Shower Room 8'8" x 4'9"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside

Well maintained communal lawned garden areas and residents parking.

Local Authority

Broadland District Council, Tax Band B.

Tenure

Leasehold

Term: 125 years from 1 October 1986

Service Charge: £3179.50 per annum

Ground Rent: £317.66 per annum

Utilities

Fibre to the property.

Mains 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		89
(69-80) C		
(55-68) D		
(39-54) E	52	
(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 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.

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