



**10 Charles Avenue | | Norwich | NR7 0PA**

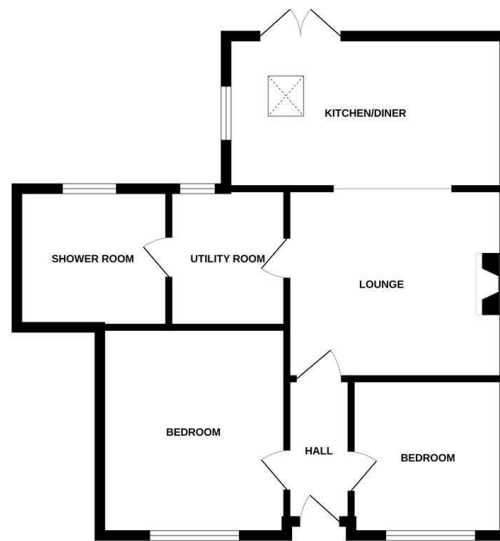
## Price Guide £260,000

**GUIDE PRICE: £260,000 - £270,000 \*\*EXTENDED AND RENOVATED BUNGALOW SITUATED ON A CORNER PLOT\*\*** Gilson Bailey are delighted to present this stunning, fully renovated two-bedroom semi-detached bungalow, ideally located in the ever-popular suburb of Thorpe St Andrew. Offered with no onward chain, this beautifully finished home is ready to move straight into, boasting a stylish and modern interior throughout. The light-filled accommodation includes a welcoming entrance hall, a cosy yet spacious lounge, a sleek kitchen/diner perfect for entertaining, a handy utility room, a contemporary shower room, and two well-proportioned bedrooms. Outside, the property continues to impress with a large driveway offering ample off-road parking, and a generous, mature rear garden – the ideal spot for relaxing or enjoying the outdoors. With double glazing, gas central heating, and a high standard of finish, this wonderful home will appeal to a wide range of buyers – from downsizers and first-time purchasers to those looking for low-maintenance, single-storey living in a prime location. Early viewing is essential to avoid missing out!





GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, boundaries, rooms and any other items are approximate and not responsible to them 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, appropriateness and applicability of these plans and their reliance and its guarantee as to their availability or otherwise can be given.

### Outside Front

Large shingled driveway providing off road parking enclosed by mature plant borders.

### Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, enclosed by timber fencing.

### Local Authority

Broadland District Council, Tax Band B.

### Tenure

Freehold

### Utilities

Full fibre broadband available.  
Mains water and electric.

### 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 and two bedrooms.

#### Lounge 12'2" x 10'9"

Radiator, door to utility, open access to:

#### Kitchen/Diner 15'10" x 8'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, double glazed window, radiator, patio doors.

#### Utility Room 7'1" x 6'9"

Space for washing machine, dishwasher, and tumble dryer, double glazed window.

#### Shower Room 8'5" x 6'2"

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

#### Bedroom One 12'0" x 10'0"


Double glazed window, radiator.

#### Bedroom Two 8'11" x 8'0"

Double glazed window, radiator.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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