



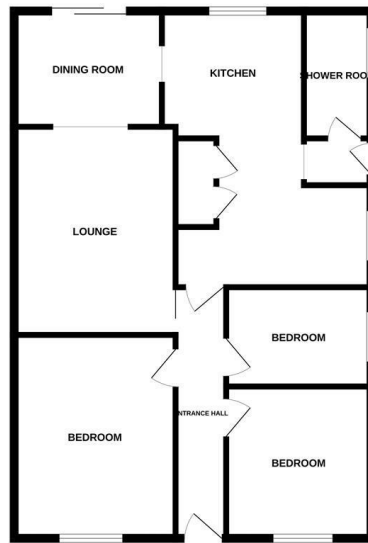
8 Sursham Avenue | | Norwich | NR6 7LD

Price Guide £265,000

GUIDE PRICE: £265,000 - £275,000 **EXTENDED BUNGALOW OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this spacious and extended three-bedroom semi-detached bungalow, tucked away in a quiet cul-de-sac within the highly sought-after suburb of Sprowston. Offering generous and versatile accommodation throughout, this superb home comprises a welcoming entrance hall, comfortable lounge, separate dining room, fitted kitchen, shower room and three well-proportioned bedrooms, providing flexible living to suit a variety of buyers. Externally, the property enjoys a lawned front garden and a large driveway providing ample off-road parking, leading to a garage, while the impressive, well-maintained rear garden offers a wonderful space for relaxing, gardening or entertaining family and friends. Further benefits include double glazing, gas-fired central heating and the added advantage of being offered with no onward chain. Combining spacious accommodation with a peaceful location and excellent local amenities nearby, this fantastic bungalow is perfectly suited to first-time buyers, downsizers and those seeking single-storey living, making early viewing highly recommended.



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 this plan are not intended and no guarantee as to their accuracy or efficiency can be given.
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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 and three bedrooms.

Lounge 13'10" x 10'9"

Radiator.

Dining Room 9'9" x 7'9"

Sliding patio doors.

Kitchen 18'5" x 14'0"

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

Shower Room 8'5" x 4'5"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom One 12'11" x 10'8"

Double glazed window, radiator, fitted wardrobes.

Bedroom Two 10'6" x 10'2"

Double glazed window, radiator, fitted wardrobes.

Bedroom Three 10'6" x 6'6"

Double glazed window, radiator.

Outside Front

Lawned garden and driveway providing off road parking.

Outside Rear

Patio area, lawned garden, mature plants and shrubs, greenhouse, timber shed, single garage, 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	61	73
(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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