



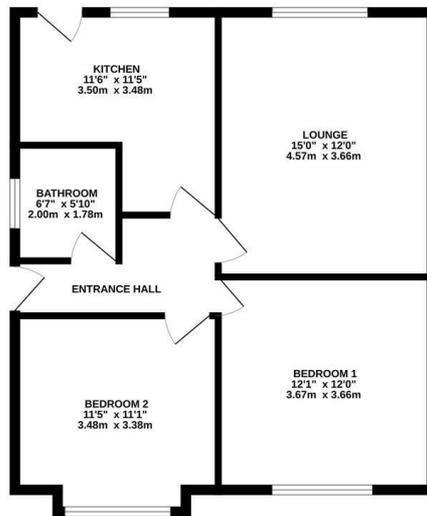
**24 Creance Road | Sprowston | Norwich | NR7 8JW**

**Guide Price £230,000**

\*\*\*GUIDE PRICE £230,000 - £240,000 \*\*\* Gilson Bailey are delighted to offer this Two-bedroom semi-detached bungalow, set within the highly sought-after suburb of Sprowston and presenting an exciting opportunity for buyers looking to put their own stamp on a home. The accommodation includes a lounge, kitchen, bathroom and two bedrooms, offering excellent potential throughout. Externally, the property boasts mature front and rear gardens, a driveway providing off-road parking and a single garage. Benefiting from UPVC double glazing and brimming with scope for improvement, this bungalow would make an ideal first-time purchase or rewarding project, and early viewing is strongly recommended.



## GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, levels and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown here are not shown to scale and are provided as to their operation or efficiency only for general information.

### 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, two bedrooms and bathroom.

#### Lounge 14'11" x 9'11"

UPVC Double glazed window, radiator.

#### Kitchen 11'5" x 11'4"

Wall cupboards, sink, UPVC double glazed window, UPVC door to rear, wall mounted gas boiler, space for cooker, fridge and washing machine.

#### Bathroom

Panelled bath with shower over, low level WC, hand wash basin, frosted windows.

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

UPVC Double glazed window, radiator.

#### Bedroom Two 11'4" x 8'10"

UPVC Double glazed window, radiator.

### Outside Front

Front Lawned garden, single garage and driveway providing off road parking.

### Outside Rear

Lawned garden, mature plants and shrubs, garage, enclosed by fencing.

### Tenure

Freehold

### Local Authority

Broadland District Council - Tax Band C

### Utilities

Ultrafast Broadband available.  
Mains gas, water and electric.


**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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>57</b>	
<b>England &amp; Wales</b>	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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