



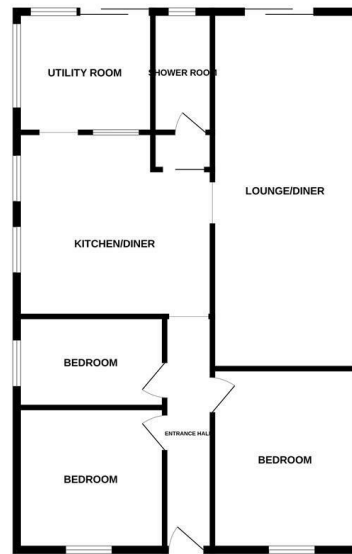
92 Moore Avenue | | Norwich | NR6 7LG

£250,000

****EXTENDED SEMI DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this spacious and extended three-bedroom semi-detached bungalow, ideally positioned within the highly sought-after suburb of Sprowston. Offering versatile single-storey living and a wealth of potential, this attractive home is perfect for those looking to downsize without compromising on space, as well as buyers seeking a well-located property with room to make their own. The accommodation comprises a welcoming entrance hall, a generous extended lounge, a well-proportioned kitchen/dining room, a useful utility room, three bedrooms and a shower room. Outside, the property benefits from a driveway providing ample off-road parking and access to a garage, while the substantial rear garden is a particular highlight, featuring mature planting and offering a wonderful degree of privacy along with plenty of space for gardening, relaxing and outdoor entertaining. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain. Conveniently located close to local amenities, transport links and everyday conveniences, this fantastic bungalow presents an excellent opportunity for a wide range of buyers, with early viewing highly recommended.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels and any other items 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 for any prospective purchaser. The services, fixtures and appliances shown here are based on the best available information and are not guaranteed. Made with MyPlan 12/2011

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 kitchen/diner and three bedrooms.

Lounge 25'8" x 10'5"

Sliding patio doors, two radiators.

Kitchen/Diner 14'1" x 12'4"

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

Utility Room 9'7" x 8'11"

Fitted base units with worktops over, space for washing machine.

Shower Room 8'8" x 4'3"

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

Bedroom One 13'0" x 10'5"

Double glazed window, radiator.

Bedroom Two 10'8" x 10'2"

Double glazed window, radiator.

Bedroom Three 10'7" x 6'6"

Double glazed window, radiator.

Outside Front

Driveway providing ample off road parking.

Outside Rear

Single garage, patio area, lawned garden, mature plants, shrubs and trees, enclosed by fencing and walling.

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		
(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.