



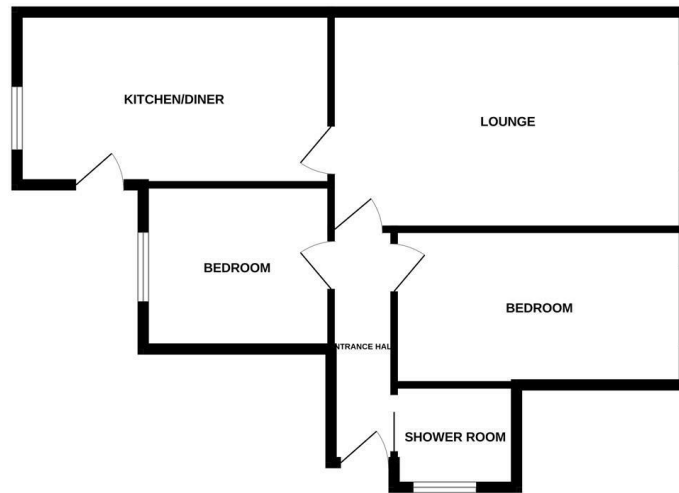
12 Oval Road | | Norwich | NR5 0DF

£250,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this extended two-bedroom semi-detached bungalow, ideally situated in the highly sought-after suburb of Costessey and offered with no onward chain. Offering spacious and versatile single-storey living, the accommodation comprises a welcoming entrance hall, a comfortable lounge, an impressive extended kitchen/dining room perfect for everyday living and entertaining, two well-proportioned bedrooms, and a stylish newly fitted modern shower room. Outside, the property continues to impress with a driveway and carport providing ample off-road parking, leading to a large timber storage shed, while the generous enclosed rear garden offers an excellent space to relax, entertain or enjoy gardening. Further benefits include double glazing and gas central heating. Conveniently located close to local amenities, schools, transport links and easy access to Norwich city centre, this fantastic bungalow is sure to appeal to a wide range of buyers, making early viewing highly recommended.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or whether they are green.
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Location

Costessey can be found to the west of Norwich with a selection of amenities including good primary and secondary schooling, selection of shops, popular local pubs and restaurants, also good access to the University of East Anglia, University Hospital, A47 Southern Bypass and good public transport links in and out of the city centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, two bedrooms and shower room.

Lounge 18'6" x 11'4"**Kitchen/Diner 16'5" x 9'1"****Bedroom One 15'3" x 8'2"****Bedroom Two 9'10" x 8'7"****Shower Room 6'5" x 5'4"****Outside Front**

Driveway and carport providing off road parking.

Outside Rear

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

Local Authority

South Norfolk District Council, Tax Band B.

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		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District Council, Tax Band B

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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