



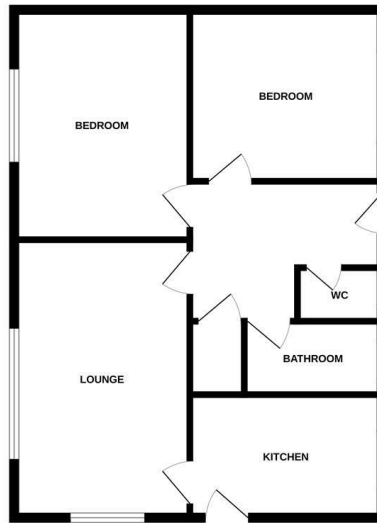
**64 Gurney Road | New Costessey | Norwich | NR5 0HL**

**Offers In Excess Of £245,000**

**\*\*DETACHED BUNGALOW ON AN EXTREMELY LARGE PLOT OFFERING PLENTY OF POTENTIAL\*\*** Gilson Bailey are delighted to offer this TWO BEDROOM, DETACHED BUNGALOW situated in the highly sought after suburb of Costessey. Accommodation comprising lounge, kitchen, TWO BEDROOMS, bathroom and WC. Outside to the front there is a driveway PROVIDING AMPLE OFF ROAD PARKING that leads to a SINGLE GARAGE and an EXTENSIVE, LAWNED REAR GARDEN. The bungalow benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would suit a wide array of buyers so be quick to book a viewing to appreciate the plot and potential on offer. Please note the property is a non-standard construction.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements, of which, however, taken and any other thing the appearance and responsibility is made to any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended as a guarantee as to their quantity or condition, unless so stated. Plans with Metropix 02048

### 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:

#### Kitchen 10'1" x 8'11"

fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window.

#### Lounge 16'4" x 10'3"

Two double glazed windows, gas fire.

#### Bedroom One 13'6" x 10'2"

Double glazed window, radiator.

#### Bedroom Two 11'3" x 10'2"

Double glazed window, radiator.

#### Bathroom 7'5" x 5'2"

Panelled bath, hand wash basin, frosted double glazed window.

#### WC

Low level WC, frosted double glazed window.

### Outside Front

Paved driveway providing ample off road parking leading to a single garage.

### Outside Rear

Extensive lawned gardens, mature plants, shrubs and trees, enclosed by timber fencing.

### Local Authority

South Norfolk District Council, Tax Band B.

### Tenure

Freehold


### Utilities

Ultrafast full fibre broadband available.  
Mains 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</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	

**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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