



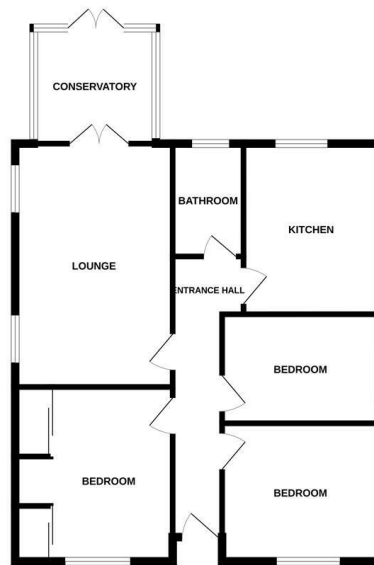
29 Linacre Avenue | Sprowston | Norwich | NR7 8PF

£275,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this spacious, three bedroom detached bungalow, occupying a generous plot within the sought-after suburb of Sprowston and offered with the significant advantage of no onward chain. Offering well-proportioned and versatile accommodation all on one level, the property comprises a welcoming entrance hall, comfortable lounge, fitted kitchen, bathroom, conservatory overlooking the garden and three good-sized bedrooms. Outside, the bungalow is complemented by a mature front garden and driveway providing ample off-road parking, leading to a garage, while to the rear is a large and private garden, providing a fantastic space for gardening, entertaining or simply relaxing and enjoying the warmer months. Further benefits include double glazing and gas heating. With its generous plot, three bedrooms, garage and parking, excellent outside space and popular Sprowston location, this chain-free bungalow would make a fantastic first-time purchase or an ideal choice for those looking to downsize, so be quick to book a viewing.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any purpose other than that intended. The accuracy, validity and applicability of this plan is not guaranteed as to their accuracy or efficiency may be given. Made with Metaphor 12/2019

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, bathroom and three bedrooms.

Lounge 16'10" x 10'11"

Two double glazed windows, radiator.

Kitchen 11'10" x 9'4"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, radiator, door to side.

Bathroom 7'10" x 4'11"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Conservatory 9'0" x 8'0"

Double glazed construction with patio doors to garden.

Bedroom One 12'1" x 10'9"

Double glazed window, radiator, fitted wardrobe.

Bedroom Two 10'10" x 9'1"

Double glazed window, radiator.

Bedroom Three 10'10" x 7'5"

Double glazed window, radiator.

Outside Front

Lawned garden, mature plants and shrubs, driveway providing off road parking leading to a single garage.

Outside Rear

Patio area, lawned garden, mature plants and shrubs, shed, 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	70	78
(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.

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