



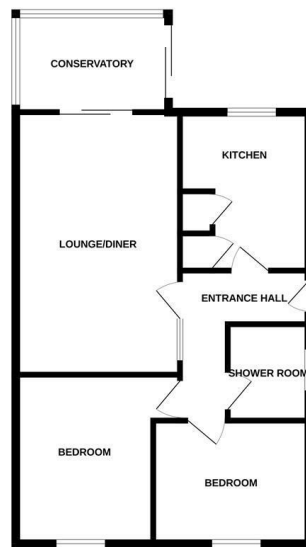
82 Cere Road | | Norwich | NR7 8JX

Offers In Excess Of £250,000

****MODERNISED BUNGALOW OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this beautifully presented and recently modernised two-bedroom semi-detached bungalow, perfectly positioned within the highly sought-after suburb of Sprowston. Offering a wonderful blend of style, comfort and practicality, this charming home features an entrance hall leading through to a spacious lounge/diner ideal for both relaxing and entertaining, a sleek newly fitted kitchen, contemporary shower room, delightful conservatory and two well-proportioned bedrooms. Outside, the property continues to impress with a neatly lawned front garden, driveway providing ample off-road parking leading to a single garage, and a generous, beautifully maintained rear garden perfect for enjoying sunny afternoons. Benefiting from double glazing, newly installed gas central heating and offered with no onward chain, this fantastic bungalow is ready to move straight into and would make an ideal first-time purchase or superb downsize opportunity. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, doors 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 purchase. The services, fixtures and appliances shown here are not intended to constitute any guarantee as to their operation or efficiency and are for general use only.
Made with Metropack 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 lounge/diner, kitchen, two bedrooms and shower room.

Lounge/Diner 17'9" x 11'1"

Sliding patio doors, radiator.

Kitchen 10'8" x 8'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, two cupboards.

Shower Room 6'5" x 5'6"

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

Conservatory 10'3" x 6'7"

Double glazed construction with sliding patio doors.

Bedroom One 11'5" x 11'1"

Double glazed window, radiator.

Bedroom Two 10'6" x 8'4"

Double glazed window, radiator.

Outside Front

Lawned garden and driveway providing off road parking leading to a single garage.

Outside Rear

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

Local Authority

Broadland 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		87
(69-80) C		
(55-68) D		
(39-54) E	51	
(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 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.