



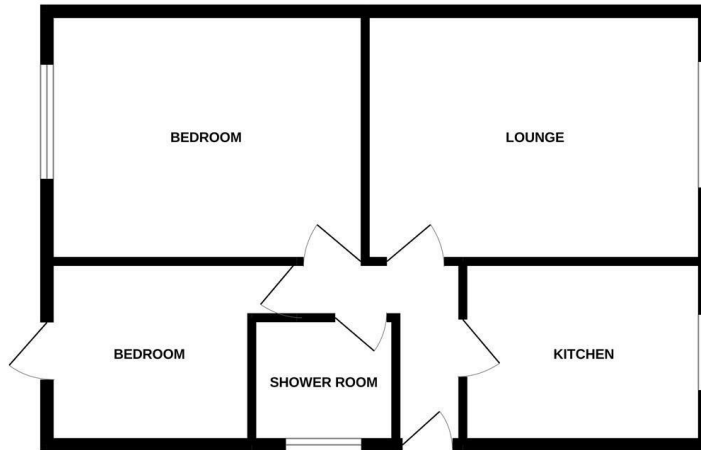
27 Inman Road | | Norwich | NR7 8JT

Guide Price £260,000

****DETACHED BUNGALOW IN QUIET CUL-DE-SAC WITH NO ONWARD CHAIN****
 Gilson Bailey are delighted to offer this well presented, two bedroom, detached bungalow located in a quiet cul-de-sac in the sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, kitchen, two bedrooms and a modern shower room. Outside there is a lawned front garden and driveway providing off road parking and to the rear there is an enclosed lawned garden with patio seating area. The bungalow benefits from double glazing, gas heating and is offered with no onward chain. The bungalow would make an excellent downsize so be quick to book a viewing.



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 misstatement. The 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 as to their operability or efficiency can be given.
Made with Metropix 03/2022

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, two bedrooms and shower room.

Lounge 14'10" x 10'10"

Double glazed window, radiator.

Kitchen 10'0" x 6'11"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for washing machine and fridge, double glazed window, radiator.

Bedroom One 13'10" x 10'10"

Double glazed window, radiator.

Bedroom Two 10'10" x 8'7"

PVC door, radiator.

Shower Room 6'2" x 5'6"

Walk in shower, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Lawned garden and driveway for off road parking.

Outside Rear

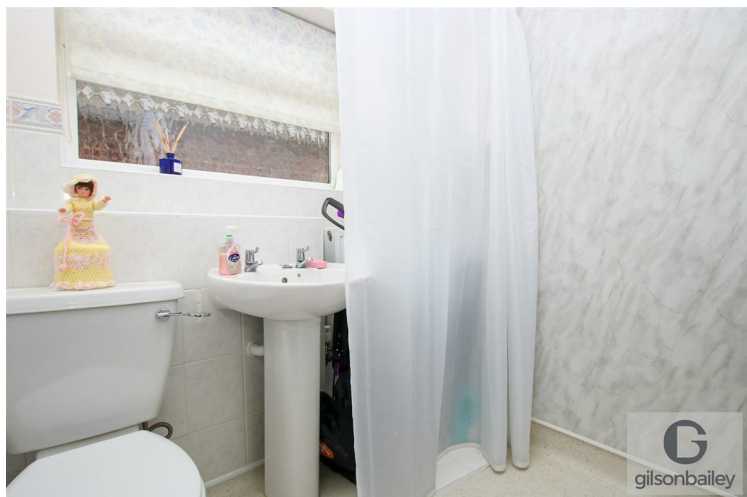
Patio area leading to lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing.

Local Authority


Broadland District Council - Tax Band C

Tenure

Freehold



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	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

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Tenure

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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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