



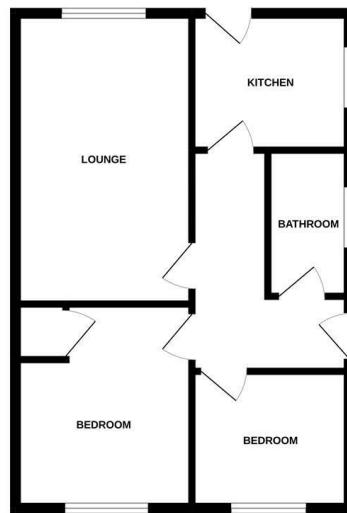
19 Peregrine Road | | Norwich | NR7 8JL

Guide Price £230,000

Guide Price of £230,000 - £240,000 ****OFFERED WITH NO ONWARD CHAIN****
 Gilson Bailey are delighted to offer this two bedroom, semi detached bungalow situated in the sought after suburb of Sprowston. Accommodation comprises, entrance hall, lounge, kitchen, two bedrooms and a bathroom. Outside there is a shingled garden to the front, large driveway, garage and enclosed rear garden. The bungalow benefits from double glazing, no onward chain and is in need of modernisation throughout. Be quick to book a viewing to appreciate the potential on offer.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other details 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 by any prospective purchaser. The accuracy, validity and applicability of these plans are not intended and no guarantee as to their accuracy or efficiency can be given. Made with Metaphor 12/2022

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.

Paved and lawned garden enclosed by fencing and hedging.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen, two bedrooms and bathroom.

Lounge 15'10" x 9'8"

Double glazed window, gas fireplace.

Kitchen 8'9" x 7'4"

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

Bedroom One 12'0" x 8'9"

Double glazed window, storage cupboard.

Bedroom Two 8'5" x 7'5"

Double glazed window.

Bathroom 7'11" x 4'4"

Panelled bath, low level WC, hand wash basin, frosted double glazed window to side.

Outside Front

Shingled garden and driveway leading to garage.

Outside Rear




Local Authority

Broadland District Council, Tax Band B

Tenure

Freehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	19	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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