



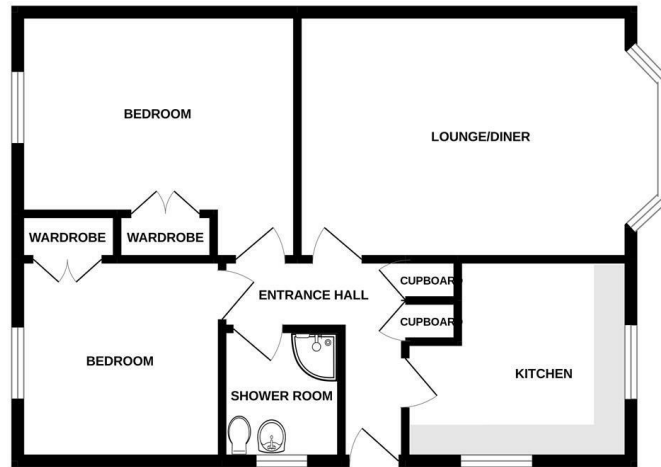
**14 Archer Close | Sprowston | Norwich | NR6 7PD**

**Guide Price £240,000**

**\*\* GUIDE PRICE £240,000 - £250,0000 SEMI DETACHED BUNGALOW IN A QUIET CUL-DE-SAC WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this two bedroom, semi detached bungalow located in a cul-de-sac in the sought after suburb of Sprowston. Accommodation comprises entrance hall, lounge/diner, kitchen, two bedrooms and a shower room. Outside there is a large shingled front driveway providing off road parking leading to a single garage an enclosed rear garden with artificial grass. The bungalow benefits from double glazing, gas heating and is offered with no onward chain. The property would make an excellent first time purchase or 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 plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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 is given to their operation or efficiency will be given.  
Made with floorplan 0.0022

#### 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 20'3" x 11'5"

Double glazed window, two radiators, gas fire.

##### Kitchen 10'3" x 7'9"

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

##### Bedroom One 12'10" x 11'5"

Double glazed window, radiator, built in wardrobe.

##### Bedroom Two 9'4" x 7'9"

Double glazed window, radiator, built in wardrobe.

##### Shower Room 6'3" x 5'7"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Outside Front

Shingled front driveway with ample off road parking leading to a single garage with power and lighting.

#### Outside Rear

Artificial grass, mature plants and shrubs, enclosed by timber fencing with side gate access.

#### Local Authority


Broadland District Council - Tax Band B

#### Tenure

Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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

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.

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