



278 Constitution Hill | Norwich | NR6 7RD

Guide Price £325,000

GUIDE PRICE: £325,000 - £350,000 **SPACIOUS LIVING TO THE NORTH OF NORWICH WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this three bedroom detached bungalow on a sought after road location to the north of Norwich with accommodation comprising entrance porch, entrance hall, light and airy lounge, modernised kitchen/diner, three bedrooms, stylish shower room and separate WC. Outside there is a good sized front garden with paved driveway for off-road parking and leading to a single garage with a beautiful, mature, enclosed garden to the rear. The bungalow benefits from double glazing, gas fired central heating and is in good condition throughout. Internal viewing is highly recommended.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council

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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