



St. Michaels Road, Norwich, Norfolk NR15 2PJ

*** TWO BEDROOM SEMI-DETACHED BUNGALOW * WALKING DISTANCE OF SHOPS AND AMENITIES *
* GARAGE * OFFERED WITH THE BENEFIT OF NO ONWARD CHAIN ***

£155,000

Energy rating - D



The property enjoys being positioned in the heart of the village which is well served by excellent amenities and facilities. Lying approximately only 12 miles north of Diss (with Diss having a mainline railway station connecting to London Liverpool Street) and being only 10 miles south of Norwich City.

This semi-detached bungalow comprises of two double bedrooms, a refitted well equipped kitchen, a generous sitting room and benefitting from good room proportions throughout. Externally there are front and rear gardens with driveway parking and a single garage.

The accommodation in brief comprises:

* ENTRANCE PORCH/LOBBY * KITCHEN * SITTING ROOM * TWO BEDROOMS* SHOWER ROOM * GARDEN ROOM *

The rooms are as follows:

Obscured uPVC double glazed front door through to the Entrance Hallway/Lobby.

Doors through to the kitchen and

SITTING ROOM: 18'0 (5.49m) x 10'11 (3.33m) max. Feature floor to ceiling window with views towards the front garden, tv point, large storage cupboard (formerly housing the heating boiler), door through to rear hallway and:

KITCHEN: 14'8 (4.46m) x 8'11 (2.71m) max. Refitted range of base and wall units with work surfaces over, single drainer stainless steel sink, brushed chrome integral single oven with four ring electric hob set in work top with extractor fan over, plumbing for washing machine, space for integral fridge/freezer, space for table and chairs, front and side aspect windows, uPVC obscured double glazed door giving access to the rear and the front garden. Door through to a pantry/storage cupboard with shelving.

INNER HALLWAY: Access to loft void, doors through to bedrooms one, two and bathroom and airing cupboard housing a renewed hot water system to the property.

SHOWER ROOM: Three piece fitted suite in white comprising of corner shower with Triton electric shower set within, pedestal style wash hand basin and a close coupled WC, obscured side aspect window.

BEDROOM ONE: 12' (3.65m) x 11' (3.35m) Rear aspect window with views towards the rear garden and onto the garden room.

BEDROOM TWO: 8'11 (2.71m) x 8'8 (2.63m) Cross bar detail double glazed French style doors leading to the rear garden and:

GARDEN ROOM 7'9 (2.36m) x 6'5 (1.95m)



VIEWING: Strictly by appointment with Whittley Parish Estate Agents, please contact a member of the sales team at the Long Stratton office on 01508 531331.

OUR REF: LO429

DIRECTIONS: From our Long Stratton office proceed north along the A140 and after reaching the top of the hill take the first proper turning left onto St Michaels Road. On coming into St Michaels Road follow the road and the property will be found on the left hand side, marked by the estate agents board.

ADDITIONAL INFORMATION

Mains drains, water and electricity are connected to the property. Heating is via electric storage heaters. The local authority for this property is South Norfolk District Council and the council tax band is B. The tenure of the property is Freehold.

Visit our website: www.whittleyparish.com

MORTGAGE ADVICE

We are pleased to be able to introduce you to Independent Financial Advice by introducing you to R & H Partnership. Brian Rumsey is available for appointments in our office or can come to your home. He will explain in easy steps the costs involved in buying and selling and can advise you on the most suitable mortgage and repayment method for your circumstances. **Call Brian on 01379 650818**


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THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPRs)

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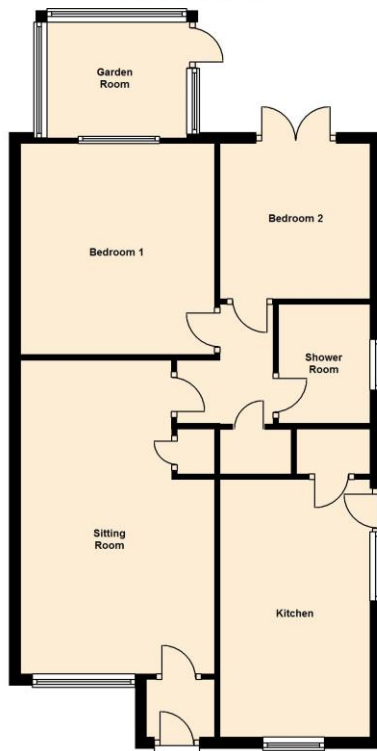
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Ground Floor

Approx. 63.8 sq. metres (686.6 sq. feet)



Total area: approx. 63.8 sq. metres (686.6 sq. feet)

Not to scale – for identification purposes only. Produced for Whitley Parish Estate Agents.
Plan produced using The Mobile Agent.