



£200,000 Asking Price

**2 Bedrooms
1 Reception Rooms
1 Bathrooms**

**Alan Avenue, Newton Flotman, Norwich,
Norfolk**



**The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR
01603 432000**

Situated only a short drive from Norwich this pretty flint faced, mid terrace modern two bedroom home with parking, boasts and en-suite as well as double glazing and gas fired central heating. There are front and rear gardens and neutral accommodation throughout. The property is offered with vacant possession and with no chain and we urge an early viewing.

ENTRANCE HALL

With ample space for coats and shoes, stairs to first floor.

LOUNGE

A well proportioned room with view to the front over the childrens park area, ample space for sitting room furniture.

KITCHEN/DINING ROOM

The kitchen a selection of timber fronted units with complementing splashback and surrounds. There is a gas hob and double electric oven and grill. There is plumbing for automatic washing machine and adequate space for a six seater table. There is also a large under stairs storage cupboard, the kitchen having sliding patio doors giving access to the rear garden. Stairs to first floor.

LANDING

Cupboard containing the boiler for central heating and domestic hot water with further storage.

BATHROOM

Suite comprising panel bath, WC and wash basin with complimenting splashbacks and surrounds and mixer tap.



BEDROOM

A good size double bedroom with views over the park to the front, with fitted wardrobe cupboard.

ENSUITE

Comprising WC, wash basin and shower cubicle, with mains driven shower, all with complementing splashbacks and surrounds.

BEDROOM

Size single bedroom with fitted wardrobe cupboard and view overlooking the rear gardens and tree line in the distance.

OUTSIDE

To the front of the property is a pathway leading to the entrance with mature flower border with shrubs, closed by Pickett fencing.

The rear garden comprises of lawn with further flower borders all of which enclosed by timber fencing with rear personnel gate, which leads to the parking area with space for 2 vehicles.

EPC Rating:

C

Council Tax:

Band B

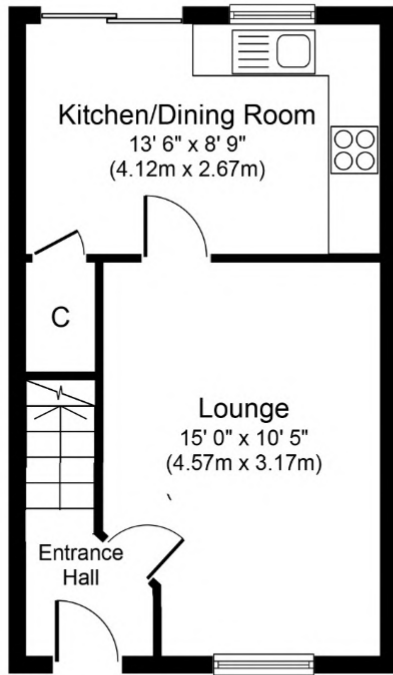
Local Authority:

South Norfolk District Council

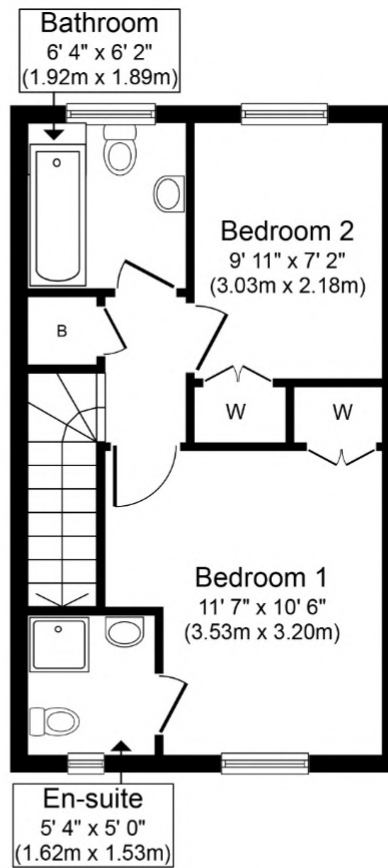
Tenure:

Freehold





Ground Floor
Approximate Floor Area
326 sq. ft.
(30.2 sq. m.)



First Floor
Approximate Floor Area
326 sq. ft.
(30.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		90
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT:

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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