



£200,000 Asking Price

**2 Bedrooms
1 Reception Rooms
1 Bathrooms**

Green Court, Norwich, Norfolk



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

Located in the very popular Thorpe St Andrew this two bedroom mid terrace home boasts gas central heating and double glazing. The property benefits from being decorated in a neutral style throughout, has a modern kitchen and bathroom as well as a parking space a short walk from the house.

Front entrance porch
Ample space for coats and shoes.

Lounge
A well portioned room with floor to ceiling windows to the front flooding this space with light.

Inner hall
Ground floor cloakroom
With WC wash basin.

Kitchen
A selection of base, drawer and wall mounted units in high gloss finish with complementing splashbacks and surrounds. There is electric hob and plumbing for automatic washing machine, the kitchen having views of looking in the rear gardens with door giving access.

Stairs to first floor with half landing.

Landing
A good size space with ample storage area and access to loft, there is a large storage cupboard with glowworm boiler and further storage.

Bedroom
A large double bedroom with view to the front.

Bathroom
Suite comprising low level WC, wash basin and panel bath with mains driven shower with complementing ceramic tiled splashback and surrounds.



Bedroom two

A good size single bedroom or ideal as a home office with views are looking to rear gardens.

Outside

To the front of the property is a pathway accessed via a pedestrian area leading to the property. There is also a large flowerbed adjacent to the property. The rear gardens comprising of lawn with patio area, the rear gardens having a personal gate and being enclosed by timber fencing. There are also the gas cylinders for the central heating system towards the rear.

EPC Rating:

E

Council Tax:

Band B

Local Authority:

Broadland District Council

Tenure:

Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	50	
(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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