



£240,000- £245,000

Guide Price

3 Bedrooms

1 Reception Rooms

1 Bathrooms

Thornham Close, Norwich, Norfolk



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

01603 432000

Thornham close is situated within walking distance of local amenities and facilities, a quiet location with no through traffic backing onto green space at the rear with mature trees offering privacy. This bungalow offers three bedroom, the accommodation requiring some refurbishment, and as such we urge an early viewing to avoid disappointment.



Entrance hall

With access to loft and doors to all rooms.

Bedroom

A considerable double bedroom with bay window to the front, with a selection of fitted wardrobe cupboards.

Bedroom

A good size double bedroom with view to the front, with fitted wardrobe cupboards and additional cupboard containing the tall immersion heater for hot water.

Bedroom

A large single or small double with view to the side.

Lounge/dining room

A bright room with dual aspect to the rear with french doors giving access to the patio and side window flooding this space with light. There is ample room for a six seater table, the sitting room area offering more than enough space for furniture and having a main focal point with gas fire and ceramic surround.

Kitchen

A selection of base drawer and wall units with ceramic splashbacks. There is a view to the rear and side with door giving access to the side driveway area. Plumbing for automatic washing machine and wall mounted boiler for central heating. There is ample space for a breakfast table and there is also a walk in pantry cupboard.



Bathroom

Suite comprising WC, wash basin and quadrant shower unit, with complementing splashbacks and surrounds.

Outside

In front of the property there is a driveway with parking for three vehicles enclosed by a low brick wall to the front with flower and shrub borders. The rear gardens comprising mainly of lawn with beds, sectionized garage with up and over door and timber garden shed, the gardens enclosed by timber fencing and opening onto woodland at the rear.

EPC Rating:

D

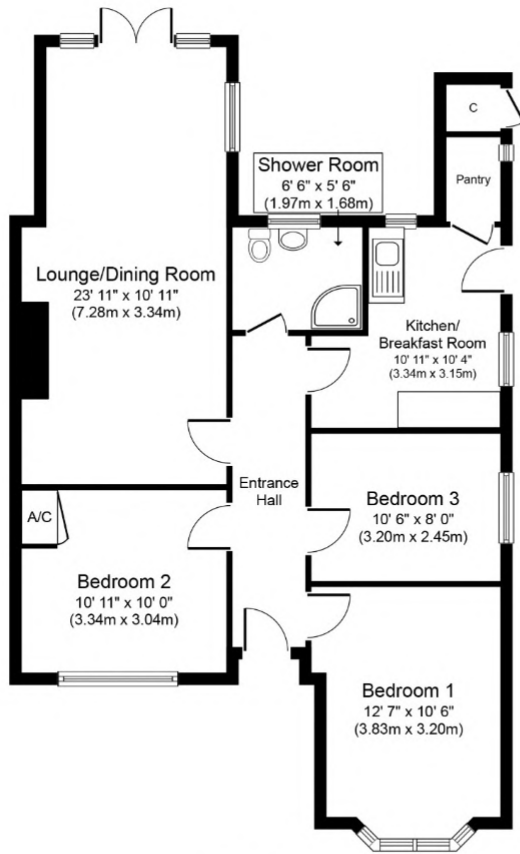
Council Tax:

Band C

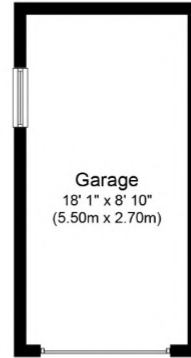
Tenure:

Freehold





Approximate Floor Area
824 sq. ft.
(76.5 sq. m.)



Garage
Approximate Floor Area
159 sq. ft.
(14.8 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(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.

