



£170,000
Asking Price

1 Bedrooms
1 Reception Rooms
1 Bathrooms

Bramble Close, Norwich, Norfolk



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

This one bedroom cluster house benefits from its own parking space and enjoys a manageable garden surrounding it to the front. There is an open plan reception space and double bedroom with bathroom on the first floor. With such an excellent location for investors and first time buyers, we encourage an early viewing.

COVERED STORM PORCH with storage cupboard

MAIN RECEPTION

With ample room for sitting room furniture with view to the side. There is a staircase splitting this room giving access to the first floor.

KITCHEN

a selection of units in a base, draw wall mounted style with ceramic tiles, splashbacks and surrounds. There is a gas hob and electric oven plumbing automatic washing machine, the kitchen having a breakfast bar area and enjoying a view to the side.

Stairs, first floor

LANDING

With large storage cupboard.

BEDROOM

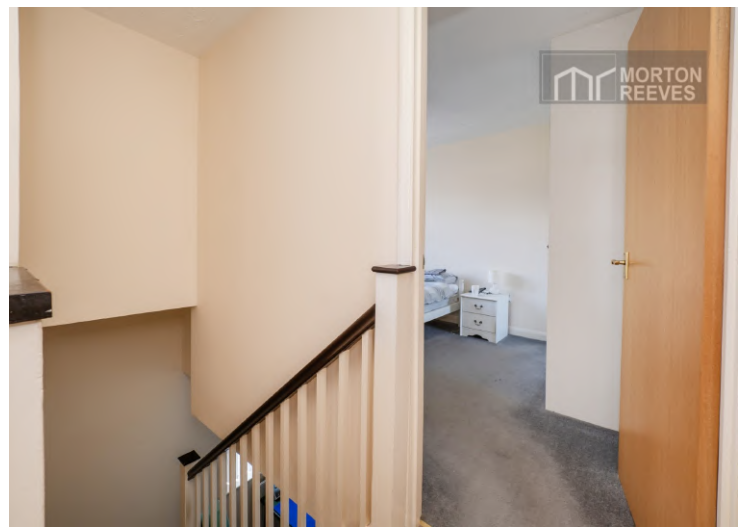
A good size double bedroom with fitted wardrobe cup

BATHROOM

suite comprising panel bath, WC and wash basin with glass screen above the bath and ceramic tiled splashbacks and surrounds, there is a shower above the bath.

OUTSIDE

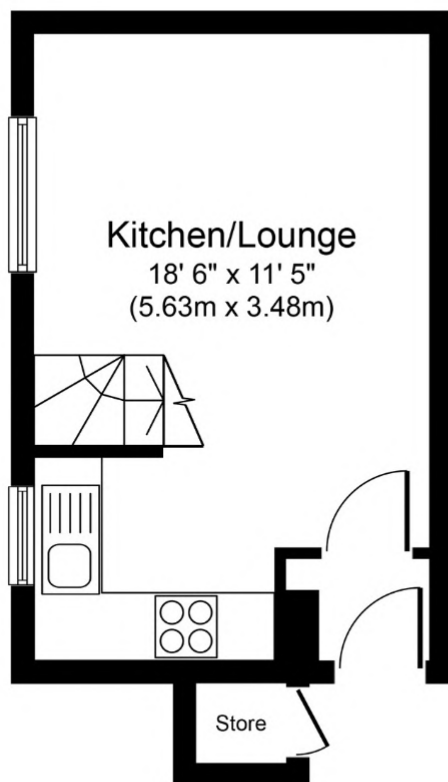
To the front and side are lawned gardens with flowering borders and there is also a parking space.



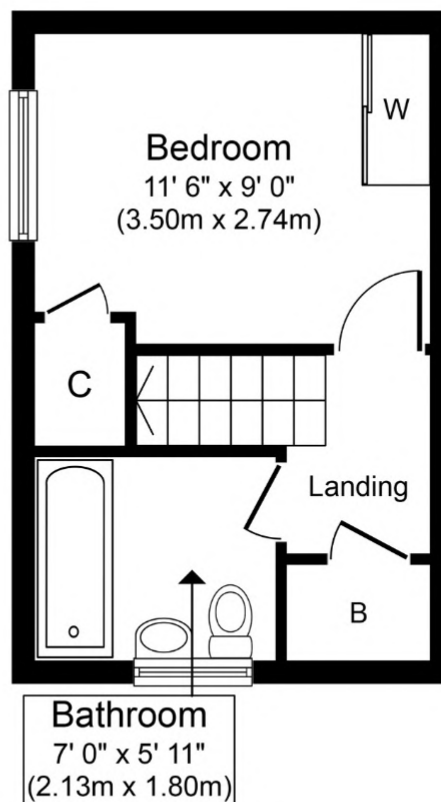
EPC Rating:
C

Council Tax:
Band A





Ground Floor
Approximate Floor Area
209 sq. ft.
(19.4 sq. m.)



First Floor
Approximate Floor Area
209 sq. ft.
(19.4 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		92
(81-91) B		
(69-80) C	71	
(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.

