



14 Nursery Close, Acle, NR13 3EH

Guide £149,950



A two bedroom semi-detached bungalow in need of updating and improvement and offered for sale with no onward chain.

DESCRIPTION

The property is situated in a cul-de-sac location and offers accommodation including an entrance hall, lounge/diner, two double bedrooms and a shower room. The property has a gas central heating system to radiators and single glazed windows. There is also a single garage and a driveway which is accessed from the main part of Nursery Close around the corner but accessible from the rear garden.

LOCATION

Acle is a popular small market town on the River Bure on the Norfolk Broads, located approximately 12 miles east from Norwich and 10 miles west of Great Yarmouth. The town is well served by a wide variety of amenities including shops and a supermarket, pharmacy, Banks and a Post Office, Acle Primary and High Schools, public houses and restaurants, a medical practice and a rail service to Great Yarmouth and Norwich with links to London and Cambridge.

DIRECTIONS

Leave Norwich, heading Eastbound on the A47 dual carriageway towards Acle and Great Yarmouth. Remain on the A47 dual carriageway which leads into a section of single carriageway and then back to dual carriageway. Remain on the dual carriageway to the roundabout on the east side of Acle and take the second exit onto the A1064. Take the first turning on the left into Old Road, following the road along and where the road bears to the left, turn right into Bridewell Lane which leads into South Walsham Road. Follow the road along and take the first turning on the right into Englands Road. Follow the road round to the right and Nursery Close will be found on the right hand side. The property will be found in the first cul-de-sac on the right hand side.

ACCOMMODATION

ENTRANCE HALL

Entrance door with glazed panels. Radiator. Thermostat control for heating. Built-in cloaks/storage cupboard. Textured ceiling. Loft access hatch.

LOUNGE/DINER



LOUNGE/DINER, cont.

4.59m x 3.48m (15'1" x 11'5") including a chimney breast with a coal effect gas fire and back boiler on a quarry tile hearth. Television and telephone points. Textured ceiling. Window to front aspect.

KITCHEN

3.58m x 2.61m (11'9" x 8'7"). Work surfaces with cupboards and drawers below and an inset stainless steel single drainer sink unit with mixer tap. Tiled splashback. Matching wall cupboards and tall storage cupboard. Tall unit with cupboard and drawer and a



built-in fan assisted double oven and grill. Inset 4 ring electric hob. Utility space below work surface with plumbing for washing machine. Space for fridge/freezer. Radiator. Textured ceiling. Window and door with double glazed panels to the rear garden.

BEDROOM 1

3.40m x 3.02m (11'2" x 9'11"). Radiator. Two fitted wardrobes with internal drawer units and a linen cupboard with storage cupboards above. Textured ceiling. Window to rear aspect.

BEDROOM 2

2.99m x 2.99m (9'10" x 9'10"). Radiator. Textured ceiling. Window to front aspect.

SHOWER ROOM



1.95m x 1.93m (6'5" x 6'4"). Tiled corner shower cubicle with a mixer shower, matching pedestal wash basin and WC. Part tiled walls. Radiator. Textured ceiling. Window to rear aspect.

OUTSIDE

The front garden is paved and shingled with rockery and some shrubs. A brickweave pathway leads to the front entrance door and widens under the storm porch.

The rear garden has fenced boundaries, trees and a variety of shrubs and a paved patio area. There is a cat enclosure constructed to the immediate rear of the property of timber and wire netting.

A pathway leads round to the rear of the semi-detached single garage, 5.28m x 2.43m internal (17'4" x 8') with up and over door, light and power, overhead storage space, door with glazed panels to rear. The pathway leads round to the side of the garage to a shingle and paved driveway. Outside cold water tap to the rear of the property.



AGENT'S NOTE: The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

Viewing Strictly by Prior
Appointment through the
Selling Agents' Norwich Office.
Tel: 01603 629871

These Particulars were prepared in December 2015.
Ref: NRS5827

Energy Performance Certificate

14, Nursery Close, Acle, NORWICH, NR13 3EH

Dwelling type: Semi-detached bungalow Reference number: 8899-2478-0120-1106-5253
Date of assessment: 03 December 2015 Type of assessment: RdSAP, existing dwelling
Date of certificate: 03 December 2015 Total floor area: 60 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 2,898
Over 3 years you could save		£ 1,503

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 123 over 3 years	You could save £ 1,503 over 3 years
Heating	£ 2,088 over 3 years	£ 1,068 over 3 years	
Hot Water	£ 630 over 3 years	£ 204 over 3 years	
Totals	£ 2,898	£ 1,395	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 348	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 186	✓
3 Increase hot water cylinder insulation	£15 - £30	£ 84	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.8 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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