

Astley & co

ESTATE AGENTS



**47 Stonehouse Road
Norwich**

Price: Guide Price
£215,000

Information

Semi detached bungalow with two bedrooms set in a decent sized plot with a lovely garden in a pleasant and popular area in the heart of Sprowston. This bungalow would benefit from updating but is clean and tidy and easily ready to move in. The kitchen has been extended and has space for a breakfast bar or dining table. The lounge overlooks the garden and the two bedrooms are to the front of the property. Guide Price £240,000 to £250,000. Offered with no onward chain. Awaiting Probate.

Gas fired central heating. Awaiting Energy Performance Rating.

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Description

- Entrance Hall 3' 0" x 0' 0" (0.91m x 0.00m)
- Bathroom 2' 0" x 1' 0" (0.61m x 0.30m)
- Bedroom 1 2' 0" x 3' 0" (0.61m x 0.91m)
- Bedroom 2 4' 0" x 2' 0" (1.22m x 0.61m)
- Lounge 4' 0" x 2' 0" (1.22m x 0.61m)

Summary of accommodation

- Semi Detached Bungalow
- Two Bedrooms
- Good Sized Plot
- Lovely Garden
- Needs Updating
- Popular Location

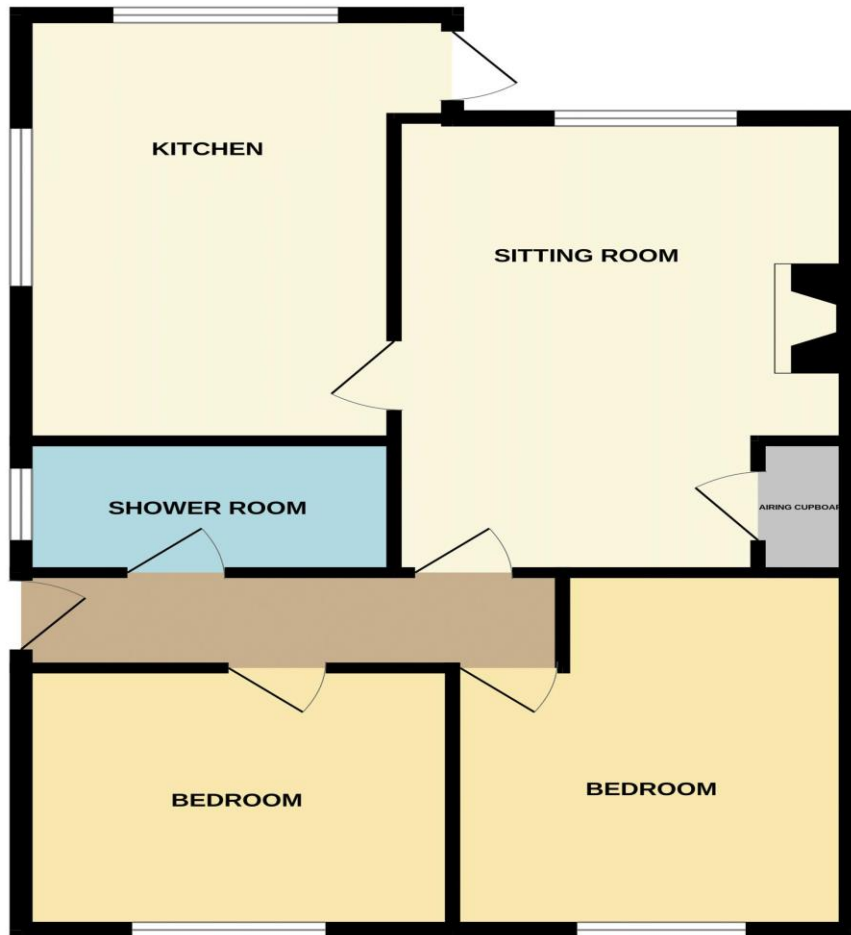
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Astley & Co Estate Agents

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We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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