

Astley & co

ESTATE AGENTS



26 Lindsay Road
Sprowston
Norwich

Price: Guide Price
£260,000

Information

Corner Plot - Semi Detached Bungalow with TWO BEDROOMS, TWO RECEPTION ROOMS set a matured corner plot with a private secluded garden.

Originally, this bungalow had three bedrooms and the vendor has reconfigured the third bedroom to the dining room.

This property is presented to the highest standards and has been well maintained throughout, spotlessly clean and ready to move in. Offered with no onward chain.

Gas Fired Central Heating with Boiler installed 2022.
Awaiting Energy Performance Rating.

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Description

Entrance Hall

Entrance door to hall, door to bathroom, lounge and bedrooms x 2, loft access which is partly boarded.

Bathroom 6' 5" x 5' 5" (1.955m x 1.641m)

Window to side, large walk-in shower cubicle, pedestal wash basin, WC, tiled walls and radiator

Lounge 15' 7" x 11' 8" (4.744m x 3.560m)

Large bay window to front fireplace creates a centre point to the room, radiator

Bedroom 1 12' 9" x 9' 11" (3.890m x 3.016m)

Window to side, fitted wardrobes, radiator

Bedroom 2 10' 10" x 8' 11" (3.299m x 2.717m)

Window to side, radiator

Kitchen 9' 11" x 9' 2" (3.024m x 2.802m)

Window to front, side service door, cupboard housing wall mounted boiler, airing cupboard housing controls, comprising a range of base and wall units with fitted work top, sink and drainer, space and plumbing for white goods, archway through to dining room

Dining Room 9' 10" x 6' 1" (2.991m x 1.866m)

Window to side, archway through to kitchen, radiator

Garage

Up and over door, power and light

Garden

Secluded garden, matured and established with lawn space and patio space.

Summary of accommodation

- Semi Detached Bungalow
- Kitchen & Dining Room
- Two Bedrooms
- Lounge
- Boiler Installed 2022
- Offered with No Onward Chain

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

Astley & Co Estate Agents

Email: yvonne@astleyandco.com

Website: www.astleyandco.com

Tel: 01603 415182

Fax:

GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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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