



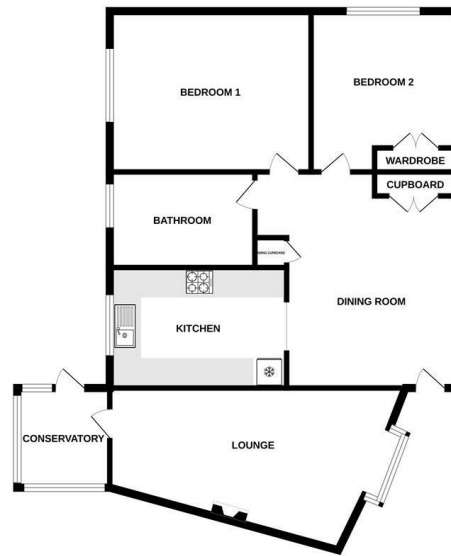
12a Havergate | Horstead | Norwich | NR12 7EJ

Offers Over £185,000

****OVER 55'S BUNGALOW IN A QUIET DEVELOPMENT WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this TWO BEDROOM, TERRACE BUNGALOW situated in a small, modern, over 55's development in the village of Horstead. Accommodation comprising lounge, dining room, kitchen, two bedrooms, bathroom and a conservatory. Outside there is an enclosed rear garden, beautifully maintained communal gardens and a residents car park. The bungalow benefits from double glazing, electric heating and is offered with no onward chain. The property would make an excellent downsize so be quick to book a viewing.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor levels, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and valuer have not been named and no guarantee is given in their capacity or otherwise, on the plan.
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Location

The villages of Horstead and Coltishall boast an excellent selection of amenities including pubs, restaurants, doctors and you are ideally located for enjoying the Norfolk Broads and fantastic local walks.

Accommodation Comprises

Front door to:

Dining Room 16'4" x 13'1"

Electric heater, built in storage cupboard.

Lounge 21'4" x 11'8"

Double glazed bay fronted window, fireplace, electric heater, TV point.

Kitchen 12'9" x 8'8"

Fitted wall and base units with worktops over, sink and drainer, electric hob, fitted oven, space for fridge/freezer and washing machine, double glazed window.

Conservatory 7'2" x 6'8"

Double glazed windows and patio doors.

Bedroom One 14'6" x 11'7"

Double glazed window, electric heater.

Bedroom Two 11'7" x 10'5"

Double glazed window, electric heater, built in wardrobe.

Bathroom 10'5" x 6'11"

Modern white suite comprising bath with electric shower over, WC and wash basin. Frosted window, heater.

Outside

Well maintained communal gardens, residents car park and an enclosed, wrap around rear garden.


Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold


Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | 48 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

Local Authority

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Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.