



**Gowing Road, Norwich NR6 6UL**

**welcome to**

**Gowing Road, Norwich**

**\*FANTASTIC OPPORTUNITY\*** to create your own style and finish. This two-bedroom semi-detached bungalow is located within a popular residential area and must be viewed quickly to avoid missing out! Further offering conservatory, garage, carport, driveway parking and (EV) charging point!



## Accommodation

Located within this maturing residential area in the heart of Hellesdon, we are delighted to offer for sale this two-bedroom semi-detached bungalow, which is within a short walking distance to local transport links, as well as facilities and amenities. Further offering in the area are infant, junior, high schools, and Norwich International Airport which has a regular park and ride service into Norwich city centre. Internally the accommodation comprises of; entrance hall, kitchen, living/dining room, inner hallway, two bedrooms and conservatory. This is complemented by carport, driveway parking, garage and enclosed rear garden.

This property also offers future occupants' scope to create their own style and finish and must be viewed internally to fully appreciate the potential offered.

View early to avoid disappointment!

## Entrance Hall

Upvc double glazed external entrance door opening to front aspect, giving access to living/dining room and kitchen.

## Living/Dining Room

Glazed window to front aspect, radiator, feature chimney breast with inset electric fire, and wooden flooring.

## Kitchen

A range of wall and base units with work surfaces over, space for free-standing, inset cooker/oven, extractor fan, stainless steel sink and drainer, space for fridge freezer, radiator, dual aspect glazed windows to front and side aspect, and external entrance door to side aspect.

## Inner Hallway

Giving access to both bedrooms and shower room.

## Shower Room

Suite comprising shower cubical, wc, vanity with inset wash basin, glazed window to side aspect, and access to loft space which also houses the combination gas fired central heating boiler and is accessible via a pull-down ladder.

## Bedroom One

Glazed window to rear aspect, and radiator.

## Bedroom Two

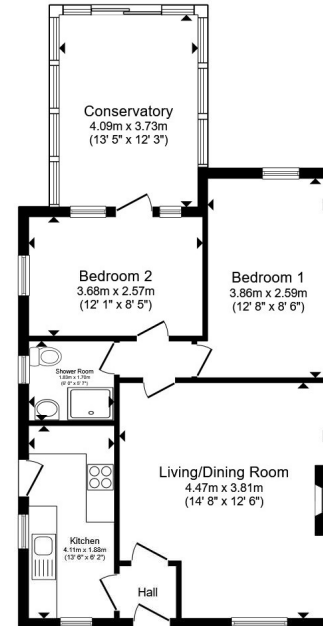
Glazed window to side aspect, radiator, and internal doors and windows opening to conservatory.

## Conservatory

Of upvc construction on a brick base, with radiator and upvc double glazed sliding door opening to rear garden.

## Outside

Externally to the front of the property is a driveway providing off-road parking, with steps leading up to front entrance door. There is a carport with double doors that further leads to the rear of the property which mainly laid to lawn and gives access to the detached garage and is enclosed by panelled fencing and brick-walling.



Total floor area 69.9 m<sup>2</sup> (752 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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welcome to

## Gowing Road, Norwich

- Semi-Detached Bungalow
- Two Bedrooms
- Living/Dining Room
- Conservatory
- \*\*EV Charging Point\*\*

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in excess of

**£270,000**

### directions to this property:

From the William H Brown office proceed along the Reepham Road heading towards the Norwich city direction taking the second left hand turn onto Gowing Road and the take the first right hand turn, also Gowing Road where the property can be found on the right-hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEL103597 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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