



St Laurence Avenue | , Brundall, Norwich, NR13 5QN

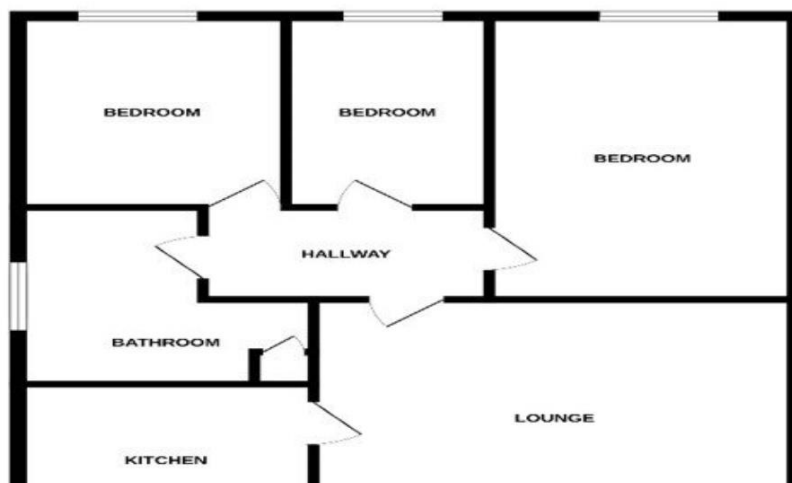
£1,100 pcm

Gilson Bailey are delighted to offer this spacious, well presented, **THREE BEDROOM SEMI DETACHED BUNGALOW** with **GARAGE** and driveway, located close to amenities in the highly sought after village of Brundall. Offering accommodation comprising Newly Fitted kitchen, lounge/dining room, hallway, two double bedrooms, one dressing room/single bedroom and a shower room. Outside the property has a front garden laid to lawn with a brick weave drive way leading to the single garage. There is a brickweave path leading round the side of the property to the rear, with garden shed and low maintenance garden and benefits from UPVC double glazing and gas central heating. Broadland District Council - Tax B. EPC rating C

Available From: Now



GROUND FLOOR



Kitchen (Ground Floor)

2.82m (9'4") x 2.67m (8'10")

Tiled flooring, range of fitted base and wall units with rolled edge work surfaces over, free standing cooker, space for free standing fridge freezer, plumbing and space for washing machine, double glazed window to front, sliding door to lounge/dining room.

Lounge/Dining Room (Ground Floor)

4.88m (16'1") x 4.34m (14'3")

Fitted carpet, two double glazed windows to front, door to hall, radiator.

Outside (Ground Floor)

Front garden laid to lawn, brick weave driveway leading to single garage. Brick weave path to side and rear.

Shower Room (Ground Floor)

Tiled flooring, pedestal wash basin, low level W/C, shower cubicle with mixer shower, radiator, tiled walls, two obscured double glazed windows to side, large storage cupboard with shelving.

Agent Note

The tenants are in residence so these details and photos are only an indication of the property and some remedial work may be in progress .

Agents Note

Please note this property is being offered for let by an employee of Gilson Bailey.

Local Authority

Broadland District Council, Tax Band B

Bedroom One (Ground Floor)

4.45m (14'8") x 2.69m (8'10")

Fitted carpet, radiator, double glazed window to rear.

Bedroom Three (Ground Floor)

3.43m (11'4") x 2.06m (6'10")

Fitted carpet, radiator, double glazed window to rear.

Bedroom Two (Ground Floor)

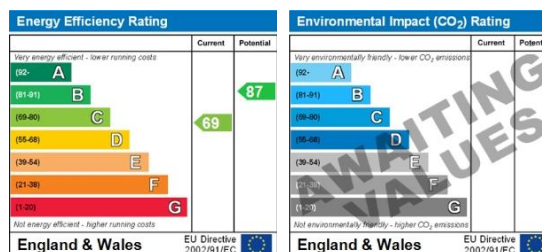
3.45m (11'4") x 2.69m (8'10")

Fitted carpet, radiator, double glazed window to rear.

Hallway (Ground Floor)

Fitted carpet, radiator, doors to rooms, access to loft.

Energy ratings



Directions: Head eastbound down the A47 towards Gt Yarmouth, at the roundabout take the third exit onto Cucumber Lane, turn left onto St Laurence Avenue