



2 Bedroom Semi-detached Bungalow  
14 St. Williams Way  
Norwich, NR7 0AW

Sefftons

£300,000

[www.sefftons.co.uk](http://www.sefftons.co.uk)





## 14 St. Williams Way, Norwich, NR7 0AW

Offered with NO ONWARD CHAIN, Sefftons present this semi detached, two bedroom bungalow in MOVE IN READY condition. Boasting a DETACHED GARAGE, off road parking and a substantial rear garden, located in the HUGELY POPULAR suburb of Thorpe St Andrew.

### THE PROPERTY

From the central entrance hall, doors open to two well proportioned and neutral bedrooms, perfect for someone wanting to put their own stamp on their home. Both bedrooms make use of the three piece bathroom suite with a large walk in shower.

There is a bright and airy lounge with fireplace feature, in addition to spacious dining room and kitchen, with built in hob and oven, and a door opening out to the impressive rear garden.

The vendor has recently had the roof re-felted and battened with new loft insulation added at the same time.

### THE LOCATION

Located in a hugely popular suburb of Norwich with a wealth of local amenities and school as well as excellent transport links. Norwich city centre is just a short bike ride or drive away.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

GROUND FLOOR  
1011 sq.ft. (93.9 sq.m.) approx.



**Sefftons**  
BY MOVEME

TOTAL FLOOR AREA: 1011 sq.ft. (93.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, the agent does not warrant its accuracy and it may differ from the actual measurements. The plan is for illustrative purposes only and should not be used as a basis for any contractual agreement. This property, fixtures and appliances shown here are not intended as part of the proceeds of sale for this plan.  
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