



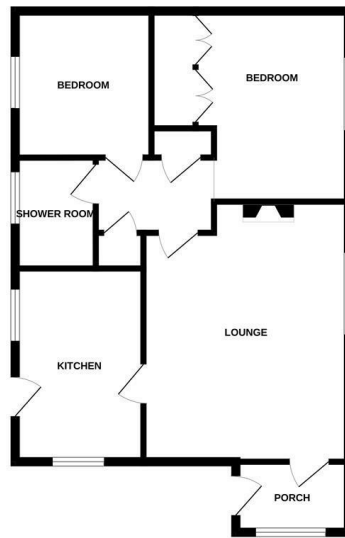
**87 Hawthorne Avenue | | Norwich | NR6 6LF**

## **Offers In The Region Of £270,000**

**\*\*CORNER PLOT AND NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this TWO BEDROOM, SEMI DETACHED BUNGALOW situated on a CORNER PLOT in the sought after suburb of Helleston. Accommodation comprising entrance porch, lounge, kitchen, two bedrooms and a modern shower room. Outside there is a DRIVEWAY providing off road parking leading to a SINGLE GARAGE and an enclosed lawned rear garden. The bungalow benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or downsize so be quick to book a viewing.



## GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and other details 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 for any prospective purchaser. The services, fixtures and appliances shown here are not intended to constitute any warranty as to their operation or efficiency and are for general information only.

### Location

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

### Accommodation Comprises

Front door to:

#### Entrance Porch

Door to:

#### Lounge 15'10" x 13'1"

Two double glazed windows.

#### Kitchen 13'6" x 8'4"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, two double glazed windows, radiator, PVC door.

#### Bedroom One 13'2" x 8'10"

Double glazed window, built in wardrobe.

#### Bedroom Two 9'2" x 8'10"

Double glazed window, radiator.

#### Shower Room 5'8" x 5'3"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

#### Outside Front

Lawned garden with mature plants and shrubs, driveway providing off road parking.

### Outside Rear

Detached single garage, lawned garden, mature plants and shrubs, greenhouse, timber fencing.

### Local Authority


Broadland District Council, Tax Band B.

### Tenure

Freehold




**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Broadland District Council, Tax Band B

**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.