



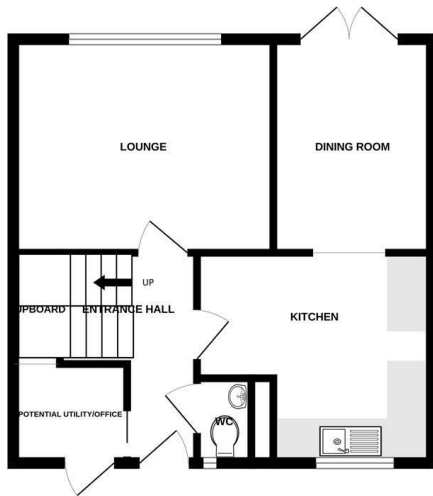
28 Hillmead | | Norwich | NR3 3PF

£210,000

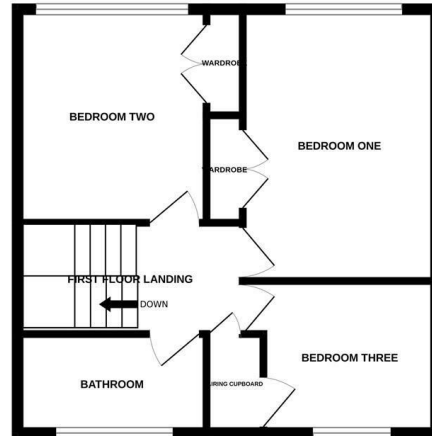
****TUCKED AWAY IN THE POPULAR NR3 AREA OF NORWICH**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, END TERRACE HOUSE located in the sought after NR3 area of Norwich. Accommodation comprising entrance hall, lounge, kitchen, dining room, potential utility/office and WC to the ground floor. On the first floor there are three bedrooms and a bathroom off landing. Outside there is a small enclosed front garden and lawned garden to the rear with decking. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would suit a wide array of buyers so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accommodation Comprises:

Front door to:

Entrance Hall

With doors to lounge, kitchen, WC and potential utility room. Staircase to the first floor.

Lounge 13'7" x 11'2"

Double glazed window to rear, radiator, TV point.

Kitchen 11'11" x 11'4"

Fitted wall and base units with work tops over, sink and drainer, space for cooker, washing machine, dishwasher and fridge, double glazed window to front.

Dining Room 10'7" x 8'0"

Patio doors to rear, radiator.

WC

Low level WC, hand wash basin.

Potential Utility/Office 5'6" x 4'10"

First Floor Landing

With doors to all rooms.

Bedroom One 13'10" x 9'10"

Double glazed window to rear, radiator, built-in wardrobe.

Bedroom Two 10'10" x 9'10"

Double glazed window to rear, radiator, built-in wardrobe.

Bedroom Three 8'9" x 7'7"

Double glazed window to front, radiator, storage cupboard.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, frosted double glazed window to front, heated towel rail.

Outside - Front

Lawned garden, enclosed by timber fencing with path to front door.

Outside - Rear

Timber decking, lawned garden, timber shed, enclosed by timber fencing.


Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band A

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.