



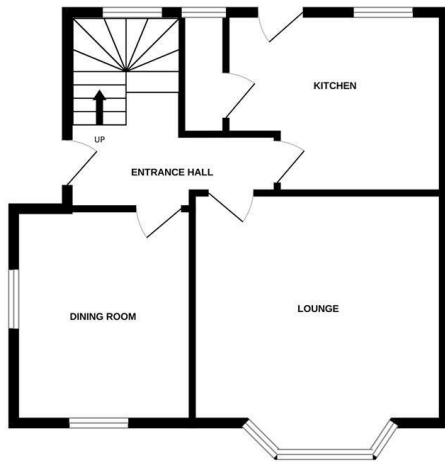
**124 Cromer Road | | Norwich | NR6 6XN**

**Guide Price £250,000**

**\*\*GUIDE PRICE £250,000 - £260,000 \*\*PLENTY OF POTENTIAL AND NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after suburb of Hellesdon. Accommodation comprising entrance hall, lounge, kitchen and dining room to the ground floor. On the first floor there are THREE BEDROOMS, a bathroom and WC off landing. Outside there is a FRONT DRIVEWAY PROVIDING OFF ROAD PARKING and a LARGE REAR GARDEN offering the potential to extend subject to planning. The house has storage heating, original sash windows but would benefit from modernisation throughout. The property would make a great project for a family home so be quick to book a viewing to appreciate the potential.



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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## 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 Hall

Doors to lounge, dining room, kitchen and stairs to first floor.

### Lounge 14'6" x 13'11"

Sash window, storage heater.

### Dining Room 11'10" x 9'11"

Two sash windows.

### Kitchen 11'11" x 9'11"

Aga oven, space for fridge/freezer and washing machine, sink, sash window, pantry.

### First Floor Landing

Doors to three bedrooms, bathroom and WC.

### Bedroom One 13'10" x 11'10"

Two sash windows, storage heater, built in wardrobe.

### Bedroom Two 11'10" x 10'1"

Sash window.

### Bedroom Three 9'10" x 9'2"

Sash window.

### Bathroom 6'7" x 5'8"

Rolltop bath, hand wash basin.

### WC

Low level WC.

### Outside

Mature lawned front and rear garden with driveway providing off road parking.

### Local Authority


Broadland District Council, Tax Band C.

### Tenure

Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</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	

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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.