



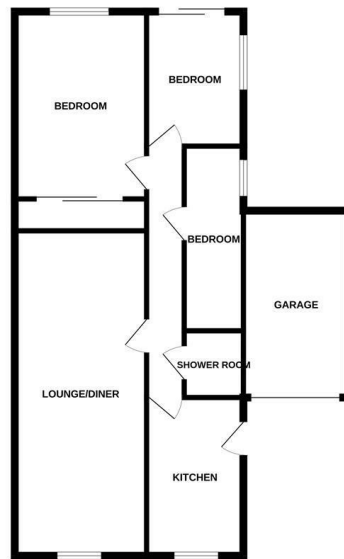
**133 Meadow Way | Hellesdon | Norwich | NR6 6XX**

**£200,000**

**\*\*EXTENDED BUNGALOW PROVIDING AN EXCELLENT OPPORTUNITY WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this EXTENDED, TWO/THREE BEDROOM, SEMI DETACHED BUNGALOW situated in the sought after suburb of Hellesdon. Accommodation comprises of a kitchen, inner hallway, shower room, spacious lounge/dining room, and two/three bedrooms. Outside there is a small front garden, driveway providing off road parking leading to a GARAGE OFFERING EXCELLENT POTENTIAL TO CONVERT (stp) and to the rear there is an enclosed mainly lawned rear garden. The bungalow benefits from double glazing, and electric heating, but would benefit from modernisation throughout with lots of potential to re-model. Be quick to arrange your viewing to see the properties potential on 01603 764444!



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 purchase. The services, fixtures and appliances shown here are not intended and no guarantee is to their operation or efficiency can be given. Made with Metropack CAD/CAM

### 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:

#### Kitchen 11'10" x 7'4"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window.

#### Lounge/Diner 24'5" x 9'10"

Double glazed window, electric heater.

#### Bedroom One 14'2" x 8'1"

Double glazed window, electric heater, built in wardrobe.

#### Bedroom Two 9'8" x 7'4"

Double glazed window, sliding patio doors, electric heater.

#### Bedroom Three 13'10" x 4'6"

Double glazed window, electric heater.

#### Shower Room 5'0" x 4'5"

Shower cubicle, low level WC, hand wash basin, extractor fan.

### Outside

Lawned garden and driveway providing off road parking leading to a single garage and enclosed lawned rear garden.

### Local Authority

Broadland District Council, Tax Band B.

### Tenure


Freehold

### Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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.

<https://www.gilsonbailey.co.uk>  
01603764444