



18 Nursery Close | | Hellesdon | NR6 5SJ

Price Guide £175,000

END TERRACE BUNGALOW OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this TWO BEDROOM, END TERRACE BUNGALOW situated in a quiet location in the popular suburb of Hellesdon. Accommodation comprising entrance porch, hallway, lounge, kitchen, conservatory/dining room (new roof in 2024), TWO BEDROOMS and a shower room. Outside to the rear there is a mature, enclosed rear garden with rear gate access to an OFF ROAD PARKING SPACE. The bungalow benefits from double glazing, gas heating and is offered with no onward chain. The property would make an ideal downsize so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Porch

Door to:

Hallway

Doors to two bedrooms, lounge and shower room, archway to kitchen, radiator, access to loft housing gas boiler.

Lounge 14'7" x 9'8"

Double glazed window to rear aspect, radiator, TV point. Door to:

Kitchen 7'2" x 10'2"

Double glazed window to front aspect, fitted wall and base units with worktops over, single sink and drainer, tiled splashbacks, spaces for cooker, fridge and washing machine.

Conservatory/Dining Room 8'1" x 10'10"

Double glazed throughout, door to garden, power points.

Bedroom One 11'6" x 8'5"

Double glazed window to rear aspect, radiator.

Bedroom Two 8'1" x 7'10"

Double glazed window to front aspect, radiator, TV point.

Shower Room

Low level WC, wash basin and double walk-in shower cubicle, tiled splashbacks, radiator.

Front Garden

A low maintenance paved front garden with path to front door.

Rear Garden

Enclosed by timber fencing with timber shed, mainly lawned with plants and hedging, gate giving access to off-road parking space to the rear of the property.

Local Authority

Broadland District Council, Tax Band B.

Tenure

Freehold

Service charge £150 per annum


Utilities

Superfast fibre broadband available.

Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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