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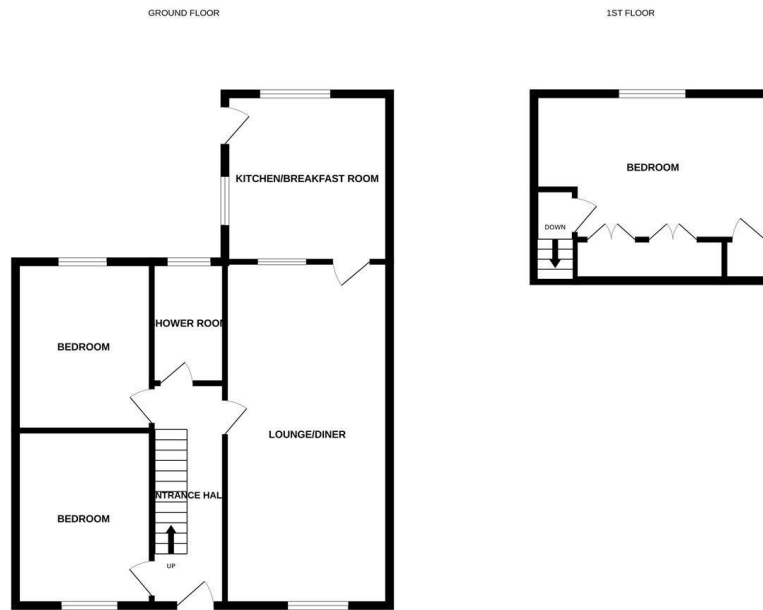


93 Hercules Road | | Norwich | NR6 5HJ

Guide Price £285,000

****GUIDE PRICE £285,000 - £290,000** EXTENDED CHALET BUNGALOW WITH A LARGE MATURE GARDEN**** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, THREE BEDROOM, SEMI DETACHED CHALET BUNGALOW in the highly sought after suburb of Hellesdon. Accommodation comprising entrance hall, lounge/diner, kitchen/breakfast room, two bedrooms and shower room to the ground floor. On the first floor there is another bedroom. Outside there is a front driveway providing OFF ROAD PARKING and to the rear there is a GARAGE and LARGE, WELL MAINTAINED REAR GARDEN ideal for entertaining. The chalet benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.


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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error 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.
Made with Metropix 02024

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/diner, two bedrooms, shower room and stairs to first floor.

Lounge/Diner 23'4" x 11'2"

Double glazed window, two radiators.

Kitchen/Breakfast Room 11'5" x 11'3"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, radiator, two double glazed windows, door to rear.

Bedroom Two 11'5" x 9'3"

Double glazed window, radiator, built in wardrobes.

Bedroom Three 11'6" x 9'2"

Double glazed window, radiator, built in wardrobes.

Shower Room 8'3" x 4'11"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Door to:

Bedroom One 13'9" x 9'11"

Double glazed window, radiator, built in wardrobes.

Outside Front

Shingled garden with mature shrubs and driveway providing off road parking.

Outside Rear

Patio seating area leading to large lawned garden, mature plants, shrubs and trees, timber shed, garage, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.


Tenure

Freehold

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

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

Local Authority

Broadland District Council, Tax Band C

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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