



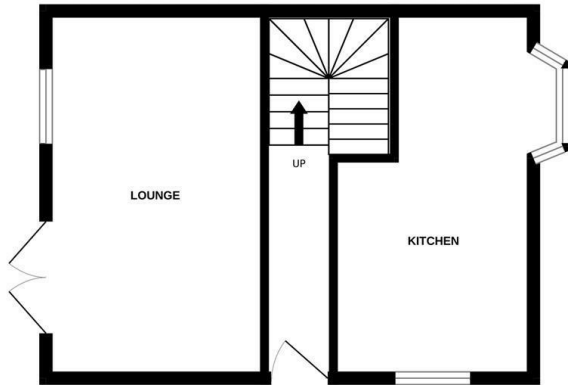
## 19 Rectory Gardens | Hingham | Norwich | NR9 4RG

**Guide Price £260,000**

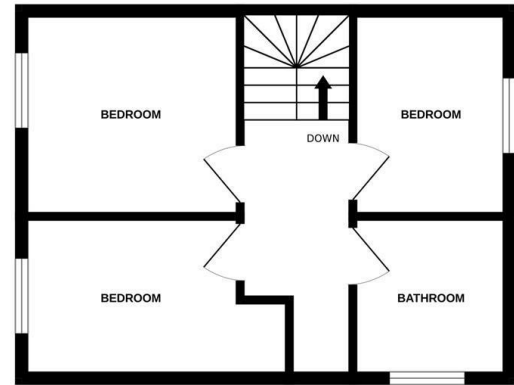
**\*\*DETACHED HOUSE WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this THREE BEDROOM, DETACHED HOUSE situated in a QUIET CUL-DE-SAC in the sought after village of Hingham. Accommodation comprising entrance hall, lounge and kitchen to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a LARGE DRIVEWAY TO THE FRONT providing ample off road parking leading to a SINGLE GARAGE and to the rear there is a good sized, mature garden. The house benefits from double glazing, oil heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or family home 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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### Location

Hingham is a small, yet bustling Georgian market town located some six miles west of Wymondham and twelve miles south of Norwich. This attractive town has an array of period properties, two greens and numerous local amenities including 'The White Hart' public house and hotel, butchers, bakery and pharmacy. There are also other small independent businesses, Co-Op Supermarket and cash machine, an excellent doctors surgery, primary school, and views of the St. Andrews Church.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

#### Lounge 16'1" x 9'8"

Patio doors, double glazed window, radiator.

#### Kitchen 16'1" x 8'8"

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

#### First Floor Landing

Doors to three bedrooms and bathroom.

#### Bedroom One 9'9" x 9'1"

Double glazed window, radiator.

#### Bedroom Two 12'11" x 6'9"

Double glazed window, radiator.

#### Bedroom Three 9'1" x 6'11"

Double glazed window, radiator.

#### Bathroom 6'10" x 6'8"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Outside Front

Lawned garden with mature trees and a large driveway leading to a single garage.

#### Outside Rear

Patio area leading to lawned garden, mature plants and shrubs, enclosed fencing and hedging.

#### Local Authority

South Norfolk District Council, Tax Band C.

#### 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>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>60</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**

South Norfolk 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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