

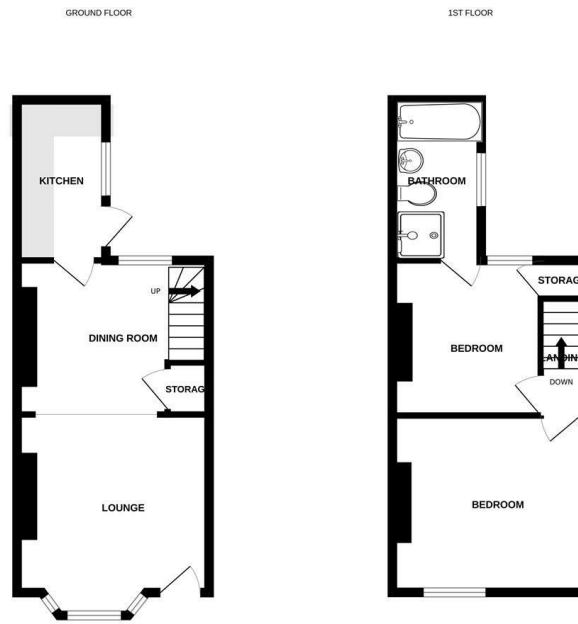


104 Hall Road | | Norwich | NR1 3HP

Offers In Excess Of £185,000

****GUIDE PRICE £190,000 TO £200,000**BAY FRONTED END TERRACE HOUSE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this TWO BEDROOM, BAY FRONTED, END TERRACE HOUSE situated to the south of Norwich within walking distance to the City Centre. Accommodation comprising lounge/diner and kitchen to the ground floor. On the first floor there are TWO BEDROOMS OFF LANDING with a bathroom off bedroom two. Outside there is a low maintenance front garden and a NON-BISECTED REAR GARDEN. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the description contained here, measurements, of plans, fixtures, fittings and any other items 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 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 SketchUp 2020

Location

Hall Road is situated close by to many local amenities including schooling, selection of local shops and supermarkets, popular local pubs and restaurants with excellent public transport links to and from the city centre. There is ease of access to the A47 southern bypass, University of East Anglia and the Norfolk and Norwich University Hospital.

Accommodation Comprises

Front door to:

Lounge/Diner 23'1" x 11'8"

Two double glazed windows, two radiators, storage cupboard, stairs to first floor.

Kitchen 9'10" x 5'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, integrated washing machine, double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'10" x 10'9"

Double glazed window, radiator.

Bedroom Two 9'8" x 9'3"

Double glazed window, radiator.

Bathroom

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

Outside Front

Low maintenance garden with path to front door.

Outside Rear

Non-bisected paved garden enclosed by timber fencing and brick walling.

Local Authority

Norwich City Council, Tax Band A.

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) A		
(81-91) B		85
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band A

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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