



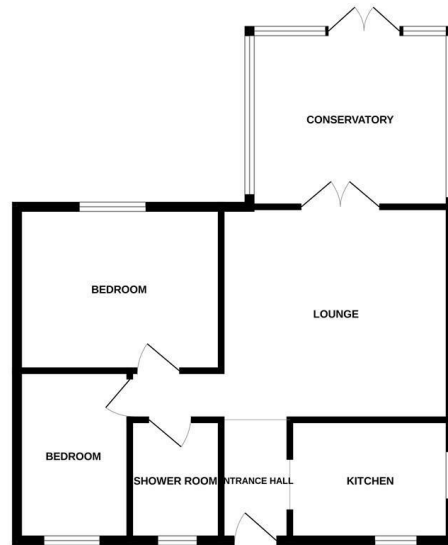
1 Hemmings Close | | Norwich | NR5 9EH

Guide Price £220,000

*****GUIDE PRICE £220,000 - £225,000**RENOVATED DETACHED BUNGALOW IN A QUIET CUL-DE-SAC**** Gilson Bailey are delighted offer this STUNNING, TWO BEDROOM, DETACHED BUNGALOW situated to the west of Norwich. Accommodation comprising entrance hall, lounge, NEWLY FITTED MODERN KITCHEN AND SHOWER ROOM, two bedrooms and a conservatory. Outside there is a driveway providing OFF ROAD PARKING and a PRIVATE, ENCLOSED REAR GARDEN. The bungalow benefits from double glazing, gas heating and has been renovated to a very high standard by the current vendors. The property would suit a wide array of buyers so be quick to book a viewing.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 various options and additions shown have not been valued and no guarantee as to their availability or efficiency can be given.
Made with Metaplan 12/25

Location

Hemmings Close is close by to a good selection of local amenities including shops, supermarkets, Longwater retail park, schooling for all ages and doctors surgery. There are good public transport services to and from the city centre with ease of access to the Norfolk & Norwich University Hospital, University of East Anglia and A47 southern bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Open access to kitchen and lounge.

Lounge 13'7" x 12'7"

Patio doors, radiator.

Kitchen 9'6" x 7'2"

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

Bedroom One 12'2" x 9'10"

Double glazed window, radiator.

Bedroom Two 8'3" x 6'9"

Double glazed window, radiator.

Shower Room 6'0" x 5'5"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Conservatory 11'11" x 10'5"

Double glazed construction with patio doors to garden and radiator.

Outside Front

Shingled driveway providing off road parking.

Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing with side gate access.

Local Authority

Norwich City Council, Tax Band B.

Tenure


Freehold

Utilities

Fibre to the cabinet broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(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 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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