

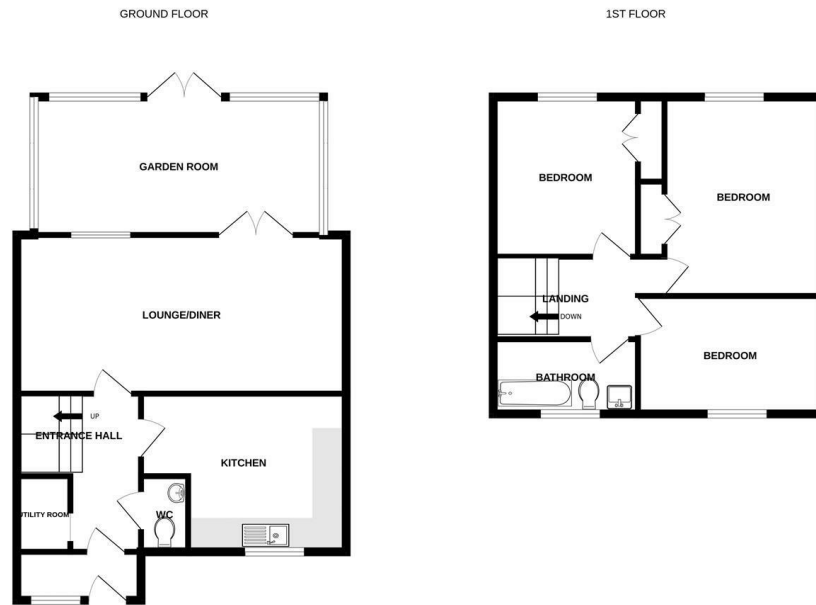


96 Hillmead | | Norwich | NR3 3PF

Guide Price £240,000

****GUIDE PRICE £240,000 - £250,000 EXTENDED MID TERRACE**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall, lounge/diner, kitchen, garden room, utility room and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is an enclosed courtyard garden to the front and to the rear there is an enclosed garden with a lawned area, paving and summer house. There is also on road non-permit parking to the front of the property. The house benefits from double glazing, gas heating, solar panels 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.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.
Made with Metropix CS025

Location

Hillmead is located close by to many local amenities including schooling, popular local shops, pubs and restaurants with regular public transport links to and from the city centre. There is ease of access to the Norwich ring road and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, utility room, WC and stairs to first floor.

Lounge/Diner 22'0" x 10'7"

Double glazed window, radiator, patio doors.

Kitchen 11'10" x 10'6"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and dishwasher, double glazed window.

Garden Room 19'7" x 6'7"

Radiator, double glazed windows, patio doors.

Utility Room 5'9" x 4'11"

Space for washing machine.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'10" x 9'10"

Double glazed window, built in wardrobe, radiator.

Bedroom Two 10'11" x 10'0"

Double glazed window, built in wardrobe, radiator.

Bedroom Three 9'9" x 7'8"

Double glazed window, radiator.

Bathroom 12'7" x 4'6"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail.

Outside Front

On street parking and enclosed front garden.

Outside Rear

Lawned garden, patio area, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band A.

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	93	94
(81-91) B		
(69-80) C		
(55-68) D		
(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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