

**53 Hughenden Road | | Norwich | NR1 2PX**

**Guide Price £300,000**

**\*\* GUIDE PRICE £300,000 - £325,000 SIMPLY STUNNING HALL ENTRANCE TERRACE WITH OFF ROAD PARKING TO THE REAR \*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, HALL ENTRANCE, BAY FRONTED, TWO BEDROOM, MID TERRACE HOUSE situated to the south of Norwich within walking distance to the City Centre. Accommodation comprising entrance hall, lounge, dining room, kitchen and bathroom to the ground floor. On the first floor there are TWO BEDROOMS OFF LANDING with bedroom one having a beautiful, modern fitted shower room. Outside there is a low maintenance front garden and a NON-BISECTED REAR GARDEN with an OFF ROAD PARKING SPACE. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a fantastic first time purchase so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, bedrooms, rooms and any other parts are approximate and not responsible to them for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operating efficiency can be given. Made with Metaphor 02/02

## Location

The favoured south city of Norwich offers good access to and from the City centre along with popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich Bus station, Chapelfield Gardens, University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

## Accommodation Comprises

Front door to:

### Entrance Hall

Door to dining room.

### Lounge 14'0" x 9'11"

Double glazed window, radiator, wood burner.

### Dining Room 13'2" x 13'1"

Double glazed window, radiator.

### Kitchen 11'10" x 6'9"

Fitted wall and base units with worktops over, butler sink with tap over, fitted hob and oven, integrated fridge/freezer and dishwasher, double glazed window.

### Bathroom 6'7" x 6'7"

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

### First Floor Landing

Doors to two bedrooms.

### Bedroom One 12'0" x 10'0"

Double glazed window, radiator, fitted wardrobes.

### En-Suite 11'8" x 6'9"

Walk-in shower cubicle, roll top bath, low level WC, hand wash basin, radiator, double glazed window.

### Bedroom Two 10'6" x 9'1"

Double glazed window, radiator, built in wardrobe.

### Outside Front

Low maintenance garden with path to front door.

### Outside Rear

Non-bisected paved garden, enclosed by timber fencing with rear access for a parking space.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Freehold


### Utilities

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>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	

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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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