



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

## Offers In Excess Of £280,000

IMMACULATE TERRACE IN A QUIET CUL-DE-SAC\*\* Gilson Bailey are delighted to present this stunning two-bedroom mid-terrace home, beautifully modernised and perfectly positioned to the south of Norwich within easy walking distance of the City Centre. The ground floor offers a welcoming lounge, dining room, kitchen, utility area and shower room, while the first floor features two bedrooms off the landing, including a superb principal bedroom with a dressing room and newly fitted en-suite bathroom. Outside enjoys a low-maintenance front garden and a generous non-bisected rear garden ideal for relaxing or entertaining. With double glazing, gas heating and stylish updates throughout, this exceptional home is perfect for first-time buyers—early viewing is strongly advised.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown here are not intended and no guarantee is given to their availability or efficiency. See the green. Made with MyHome 3.0.0.0.

## 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:

### Lounge 12'0" x 11'11"

Double glazed window, shutter blinds, radiator, cast iron fireplace.

### Dining Room 12'0" x 10'1"

Double glazed window, radiator, cast iron fireplace, storage cupboard.

### Kitchen 12'4" x 6'3"

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

### Utility 6'8" x 5'10"

Space for fridge/freezer and washing machine, door to side.

### Shower Room 5'7" x 2'10"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

## First Floor Landing

Doors to two bedrooms.

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

Double glazed window, radiator, cupboard.

### Dressing Room 6'4" x 4'4"

### Bathroom 7'7" x 5'11"

Rolltop bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Bedroom Two 12'1" x 10'0"

Double glazed window, radiator, cupboard.

## Outside Front

Low maintenance garden enclosed fencing and walling with path to front door.

## Outside Rear

Paved, lawned and shingled garden, mature shrubs, timber shed, enclosed by timber fencing with rear gate access.

## Local Authority

Norwich City Council, Tax Band A.

## Tenure

Freehold


## Utilities

Full fibre broadband available.  
Mains gas, 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>79</b>
(55-68) <b>D</b>	<b>68</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

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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