









welcome to

Links Avenue, Norwich

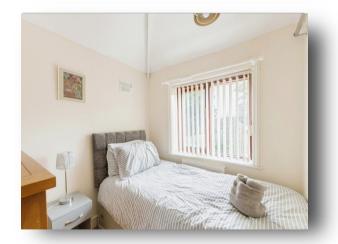
Guide Price £290,000-£300,000 A well-presented semi-detached property. Offering three bedrooms and located within a maturing residential area to the north side of the city! Planning permission is granted for a flat roof rear extension under Broadland council reference (2024/0171)..













Accommodation

Located within the heart of Hellesdon a suburb to the north side of Norwich city and is within easy reach of many local facilities and amenities, is this three-bedroom semi-detached house, ideal for families!

Internally to the ground floor, the accommodation comprises of entrance hall, leading to living room, inner lobby, kitchen/dining room, and bathroom, all with plenty of natural light being given. This is complemented to the first floor with three bedrooms off the landing. Externally to the front of the property is a driveway providing ample off-road parking, and this is complemented by the rear garden, which is mainly laid to lawn with a patio area, summer house and well-established bushes and shrubs.

Properties like this are in high demand, therefore a full and early internal inspection is highly recommended!

Entrance Hall

External entrance door to front aspect, radiator and opening to living room.

Living Room

17' 2" x 12' 2" Max (5.23m x 3.71m Max) Upvc double glazed window to front aspect, wood effect floor, radiator, and original fireplace. Door opening to inner lobby and further door opening to kitchen/dining room.

Inner Lobby

Giving access to bathroom and understairs cupboard.

Bathroom

Suite comprising bath with shower over, wash hand basin, we and upve double glazed window to side aspect.

Kitchen/Dining Room

18' 1" x 10' 6" Max (5.51m x 3.20m Max)

Upvc double glazed window to rear aspect, a range of wall and base units with work surfaces over, electric over with four ring gas hob, breakfast bar, and upvc double glazed door to side aspect.

First Floor Landing

Giving access to all three bedrooms

Bedroom One

12' 3" x 10' 10" (3.73m x 3.30m)

Upvc double glazed window to front aspect, radiator and built in cupboard.

Bedroom Two

10' x 8' 1" (3.05m x 2.46m)

Upvc double glazed window to rear aspect and radiator.

Bedroom Three

7' 2" x 7' (2.18m x 2.13m)

Upvc double glazed window to rear aspect and radiator.

Outside

To the front of the property a driveway can be found with an array of established bushes and shrubs. This is complemented by the rear garden which is mainly laid to lawn, with patio space and a summer house.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections). Powered by www.focalagent.com





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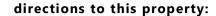
Links Avenue, Norwich

- **GUIDE PRICE £290,000 £300,000**
- Semi Detached House
- Three Bedrooms
- Mature & Established Enclosed Rear Garden
- Driveway Providing Ample Off-Road Parking

Tenure: Freehold EPC Rating: C

guide price

£290,000



From the W H Brown office in Hellesdon, follow the Reepham road towards the city centre direction, and at the roundabout continue over onto Reepham Road and take the first turning on the right-hand side onto Links Avenue where the property can be found.









postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEL101093



Property Ref: HEL101093 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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