



**94 Hall Road | | Norwich | NR1 3HP**

**Offers In Excess Of £325,000**

**\*\*STUNNING HALL ENTRANCE SEMI DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are proud to present this charming and characterful hall-entrance three-bedroom semi-detached home, ideally positioned to the south of Norwich and within easy walking distance of the vibrant city centre. Beautifully arranged across two floors, the property offers a welcoming entrance hall leading to a cosy lounge, a separate dining room perfect for entertaining, and a spacious kitchen/breakfast room complemented by a practical utility area and ground floor WC. Upstairs, three well-proportioned bedrooms and a family bathroom are accessed from the landing, providing comfortable and versatile living space for a growing family. Outside, the home boasts an attractive shingled front garden and a generous, fully enclosed rear garden—ideal for relaxing or hosting during the warmer months. Further benefits include double glazing, gas central heating, and the significant advantage of being offered with no onward chain. Combining period charm with everyday convenience, this delightful home is not to be missed—early viewing is highly recommended.





We do not attempt to ensure the accuracy of the figures contained here, measurements of areas, volumes, floors and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 to their operation or efficiency can be given. Made with Hergo 12/02

## Location

Hall Road is situated close by to many local amenities including schooling, selection of local shops and supermarkets, popular local pubs and restaurants with excellent public transport links to and from the city centre. There is ease of access to the A47 southern bypass, University of East Anglia and the Norfolk and Norwich University Hospital.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, dining room, kitchen and stairs to first floor landing.

### Lounge 12'7" x 12'0"

Double glazed window, radiator, fireplace.

### Dining Room 12'1" x 11'8"

Patio doors, radiator.

### Kitchen 15'3" x 7'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, two double glazed window, radiator.

### Utility Room 8'0" x 5'11"

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

### WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 11'10" x 11'7"

Double glazed window, radiator.

### Bedroom Two 12'2" x 11'8"

Double glazed window, radiator.

### Bedroom Three 9'1" x 8'2"

Double glazed window, radiator.

### Bathroom 8'4" x 4'11"

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

### Outside Front

Shingled garden with path to front door.

### Outside Rear

Shingled area, lawned garden, mature plants and shrubs, enclosed by timber fencing.

### Local Authority

Norwich City Council, Tax Band C.

### Tenure

Freehold

### Utilities

Fibre to the property.

Mains gas, water and electric.

### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



#### 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>                            |                            | 69                                                                                  |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            | 46                         |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

#### Local Authority

Norwich City Council, Tax Band C

#### 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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