



**Hilary Avenue
Norwich, NR1 4LF**

Offers in the region of £230,000

claxtonbird
residential

Hilary Avenue, Norwich, NR1 4LF

ClaxtonBird are delighted to offer this beautifully presented three-bedroom house, situated in the desirable NR1 postcode of Norwich, with easy access to local amenities, the City Centre and the Train Station. Internally, the property is filled with natural light, creating a warm and welcoming atmosphere. In brief, the accommodation comprises sitting room, dining room, kitchen, utility and bathroom to the ground floor, whilst to the first floor there are three bedrooms off landing. Step outside to a well-maintained garden, perfect for outdoor activities and gatherings, complete with a patio for al fresco dining. Located on a quiet, tree-lined street, this home combines tranquillity with convenience, making it an excellent choice for those seeking a comfortable home in a prime location.

Entrance Hall

Entrance door, stairs to first floor and door to sitting room.

Sitting Room 11'8 x 12'5 (3.56m x 3.78m)

Double glazed window to front aspect and radiator.

Dining Room 12'5 x 10'3 max (3.78m x 3.12m max)

Double glazed window to rear aspect and radiator.

Kitchen 6'5 x 6'1 (1.96m x 1.85m)

Fitted kitchen with base units with work surfaces over, inset ceramic sink unit with mixer sink, Range style cooker, window to side aspect and a door to utility.

Utility 4'5 x 5'9 (1.35m x 1.75m)

Cupboard housing the gas central heating boiler, and door to bathroom.

Bathroom

Suite comprising bath with telephone style mixer tap, wash hand basin, WC, radiator and double glazed window to rear aspect.

First Floor Landing

Doors to all bedrooms.

Bedroom 12'4 x 11'8 (3.76m x 3.56m)

Double glazed window to front aspect, built in wardrobe and radiator.

Bedroom 12'5 x 8'5 (3.78m x 2.57m)

Double glazed window to rear aspect and radiator.

Bedroom 9'3 x 6'3 (2.82m x 1.91m)

Double glazed window to rear aspect and radiator.

Front Garden

Low-maintenance walled garden with driveway parking and timber garage.

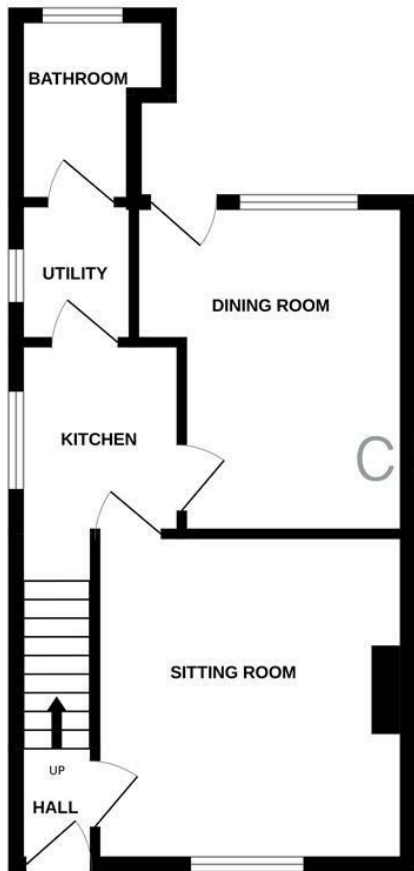
Rear Garden

Good-sized garden laid to patio and lawn, offering an ideal outdoor space to enjoy during the warmer months.

Agents Note

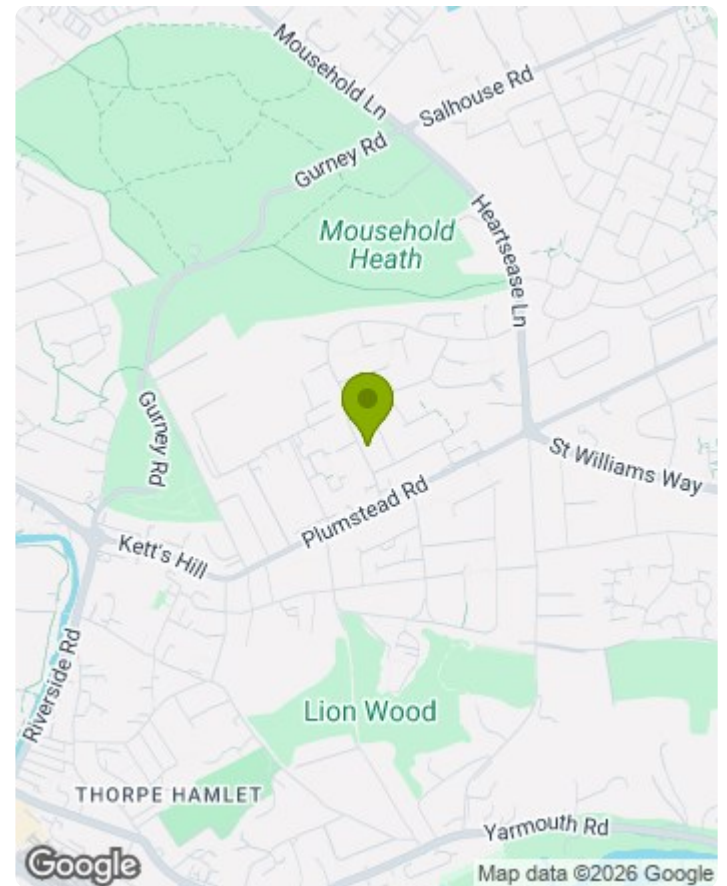
Council Tax Band B





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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			85
			71
EU Directive 2002/91/EC			

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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