

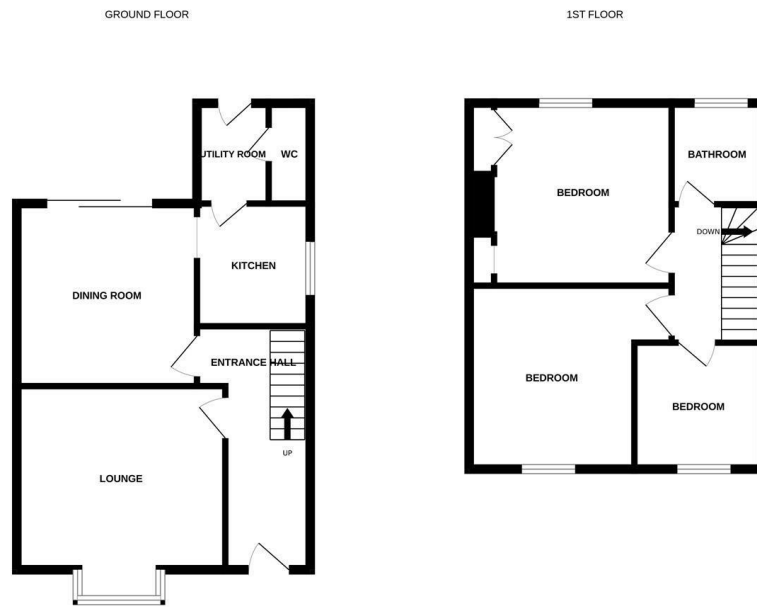


52 Cromer Road | | Norwich | NR6 6LZ

£250,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this extended, three bedroom, semi detached house situated in the highly sought after suburb of Hellesdon, offering excellent potential for buyers looking to modernise and create their ideal family home. The accommodation comprises a spacious lounge, separate dining room, kitchen, utility room and WC to the ground floor. On the first floor there are three well proportioned bedrooms and a family bathroom off the landing. Outside, the property benefits from a generous driveway providing ample off-road parking, leading to a garage, while the large rear garden offers plenty of space for families, entertaining or future landscaping. Requiring modernisation throughout, this is a fantastic opportunity to add value and personalise a home in a popular location. Further benefits include double glazing and gas central heating. Early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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.
Made with Metropix (2020)

Location

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

Accommodation Comprises

Front door to:

Entrance Hall

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

Lounge 13'3" x 12'10"

Dining Room 11'4" x 11'1"

Kitchen 7'6" x 6'11"

Utility 6'2" x 4'9"

WC 6'2" x 3'2"

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'2" x 11'1"

Bedroom Two 12'7" x 11'1"

Bedroom Three 7'11" x 7'8"

Bathroom 6'2" x 5'10"

Outside Front

Driveway providing off road parking leading to a garage/workshop.

Outside Rear

Large lawned garden enclosed by timber fencing.

Local Authority

Broadland District 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) 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	EU Directive 2002/91/EC	

Local Authority

Broadland District 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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01603764444