

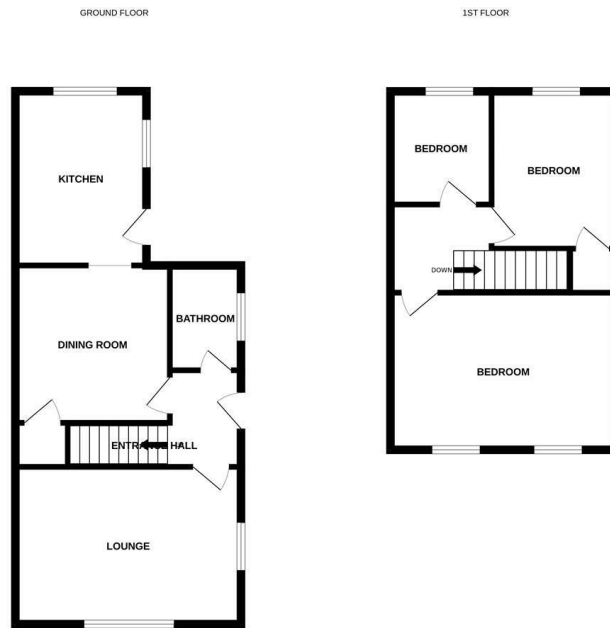


**26 Bramble Avenue | | Norwich | NR6 6LH**

**£260,000**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Set in the ever-popular suburb of Hellesdon, this extended three-bedroom semi-detached home offers excellent space and convenience, making it a strong choice for first-time buyers and families. The ground floor features an entrance hall, a good-sized lounge, separate dining room, kitchen and a bathroom. Upstairs, three well-proportioned bedrooms sit off the landing with one having an en-suite WC. Outside, the property benefits from a shingled front garden, a generous driveway providing ample off-road parking, a garage and a large, mature rear garden ideal for outdoor enjoyment. With double glazing, gas heating supported by a brand-new boiler installed in 2025, and no onward chain, this is a great opportunity to secure a well-maintained home in a sought-after location. Early viewing is strongly advised.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 layout, contents and appearance of items have not been tested and no guarantee is given to their operation or efficiency can be given. Made with Metaphor 12/20

## 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, bathroom and stairs to first floor.

### Lounge 15'7" x 10'10"

Two double glazed windows, radiator.

### Dining Room 10'11" x 10'7"

Storage cupboard, radiator.

### Kitchen 12'0" x 9'0"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer, washing machine and dishwasher, two double glazed windows, radiator, door to side.

### Bathroom 7'3" x 4'6"

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

## First Floor Landing

Doors to three bedrooms.

### Bedroom One 15'10" x 11'1"

Two double glazed windows, radiator.

### Bedroom Two 10'11" x 8'5"

Double glazed window, radiator and door to en-suite WC.

### Bedroom Three 7'10" x 6'11"

Double glazed window, radiator.

## Outside Front

Shingled garden and driveway providing ample off road parking.

## Outside Rear

Single garage, patio area, lawned garden, mature plants and shrubs, enclosed by timber fencing.

## Local Authority

Broadland District Council, Tax Band C.

## 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>70</b>	<b>76</b>
(55-68) <b>D</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	

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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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