



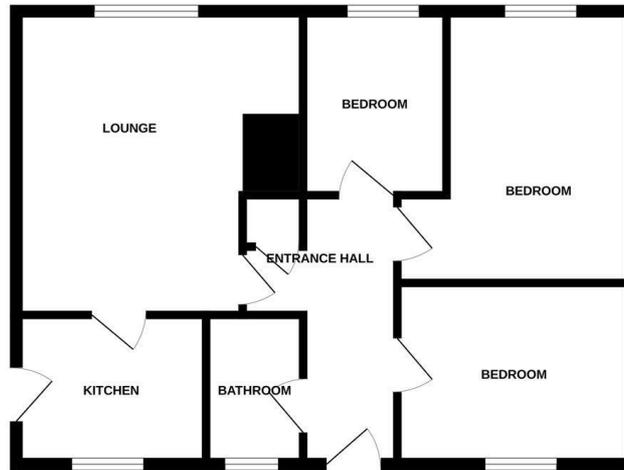
11 Raymond Road | | Norwich | NR6 6PL

Guide Price £260,000

GUIDE PRICE £260,000-£270,000**DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to present this beautifully modernised three-bedroom detached bungalow, occupying a desirable corner plot in the highly sought-after suburb of Hellesdon. The well-appointed accommodation comprises a welcoming entrance hall, a bright and comfortable lounge, a modern fitted kitchen and bathroom, and three well-proportioned bedrooms. Externally, the property boasts two driveways providing ample off-road parking, a single garage, mature gardens to the front and side, and a private, enclosed rear garden ideal for relaxing or entertaining. Further benefits include double glazing, gas central heating and the advantage of no onward chain. Offering broad appeal to a wide range of buyers, early viewing is highly recommended.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, areas 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 condition or efficacy is made or given.
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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, three bedrooms and bathroom.

Lounge 14'1" x 12'0"

Double glazed window, radiator.

Kitchen 9'3" x 7'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window, door to side.

Bedroom One 12'7" x 8'5"

Double glazed window, radiator.

Bedroom Two 10'9" x 8'4"

Double glazed window, radiator.

Bedroom Three 8'5" x 6'7"

Double glazed window, radiator.

Bathroom

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

Outside

The property boasts two driveways providing ample off-road parking, a single garage, mature gardens to the front and side, and a private, enclosed rear garden ideal for relaxing or entertaining.

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) A		
(81-91) B		
(69-80) C	70	79
(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	

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Tenure

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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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