



152 Hall Road | | Norwich | NR1 2PP

Offers In Excess Of £250,000

****LARGE OVER PASSAGE HALL ENTRANCE TERRACE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this SPACIOUS, HALL ENTRANCE, BAY FRONTED, OVER PASSAGE, THREE BEDROOM, MID TERRACE HOUSE situated to the south of Norwich. Accommodation comprising entrance hall, lounge, dining room, kitchen, utility room and WC to the ground floor. On the first floor there THREE BEDROOM with bedroom one having an EN-SUITE BATHROOM and DRESSING ROOM/STUDY AREA. Outside there is a low maintenance front garden and bisected rear garden. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floor, window, walls 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 not be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee, as to their availability or efficiency can be given.
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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 and stairs to first floor.

Lounge 14'7" x 9'10"

Double glazed window, radiator.

Dining Room 13'6" x 11'3"

Double glazed window, radiator, storage cupboard.

Kitchen 9'0" x 7'11"

Fitted wall and base units with worktops over, sink and drainer, space for fridge and cooker, double glazed window.

Utility Room 5'2" x 4'11"

Double glazed window, radiator, space for washing machine, door to side.

WC

Low level WC, double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 17'6" x 11'3"

Double glazed window, radiator, storage cupboard.

En-Suite 7'6" x 6'7"

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

Dressing Room/Study Area 9'1" x 4'4"

Double glazed window.

Bedroom Two 12'2" x 11'3"

Two double glazed windows, radiator.

Bedroom Three 12'2" x 5'11"

Double glazed window, radiator, storage cupboard.

Outside Front

Low maintenance garden with path to front door.

Outside Rear

Bisected lawned garden, mature plants and shrubs, timber shed, enclosed by fencing.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(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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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.