



41 Hughenden Road | | Norwich | NR1 2PX

**Guide Price £230,000**

**\*\* GUIDE PRICE £230,000 - £240,000 - OFFERED WITH NO ONWARD CHAIN\*\***  
Gilson Bailey are delighted to present this well-presented three-bedroom mid-terrace home, tucked away in a highly sought-after south city cul-de-sac and perfectly positioned within easy walking distance of the City Centre. The accommodation flows beautifully, with a welcoming lounge, separate dining room, fitted kitchen and bathroom on the ground floor, while upstairs offers two bedrooms off the landing with a third bedroom accessed via bedroom two. Outside, the property enjoys a low-maintenance front garden and a non-bisected rear garden, ideal for relaxing or entertaining. Further benefits include double glazing, gas central heating, and the added advantage of no onward chain, making this an excellent opportunity for first-time buyers and investors alike. Early viewing is highly recommended to appreciate the location and potential on offer.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, walls and any other parts 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, appliances and equipment shown hereon have not been tested and no guarantee is given for their condition or efficiency. Contact your agent for further information. © Gilson Bailey March 2020

## Location

The favoured south city of Norwich offers good access to and from the City centre along with popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich Bus station, Chapelfield Gardens, University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

## Accommodation Comprises

Front door to:

### Lounge 12'0" x 11'1"

Double glazed window, radiator, wooden flooring.

### Dining Room 11'1" x 10'0"

Double glazed window, radiator, storage cupboard.

### Kitchen 12'0" x 6'9"

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

### Bathroom 6'3" x 5'6"

PVCu double glazed window, three piece suite comprising low level wc, pedestal hand wash basin and panelled bath, tiled splashbacks, tiled floor, extractor fan, radiator.

## First floor Landing

Doors to bedroom one and two.

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

Double glazed window, radiator, storage cupboard.

### Bedroom Two 11'1" x 10'0"

Double glazed window, radiator.

### Bedroom Three 12'7" x 6'7"

Double glazed window, radiator.

## Outside Front

A small enclosed garden, shingled with path to front door.

## Outside Rear

Non-bisected paved garden with artificial lawn, enclosed by timber fencing with rear gate access.

## Local Authority

Norwich City Council, Tax Band B.

## Tenure

Freehold

## Utilities

Fibre to the property.

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>		
(55-68) <b>D</b>	<b>67</b>	<b>77</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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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.