







40 Hilary Avenue I I Norwich I NR1 4LF

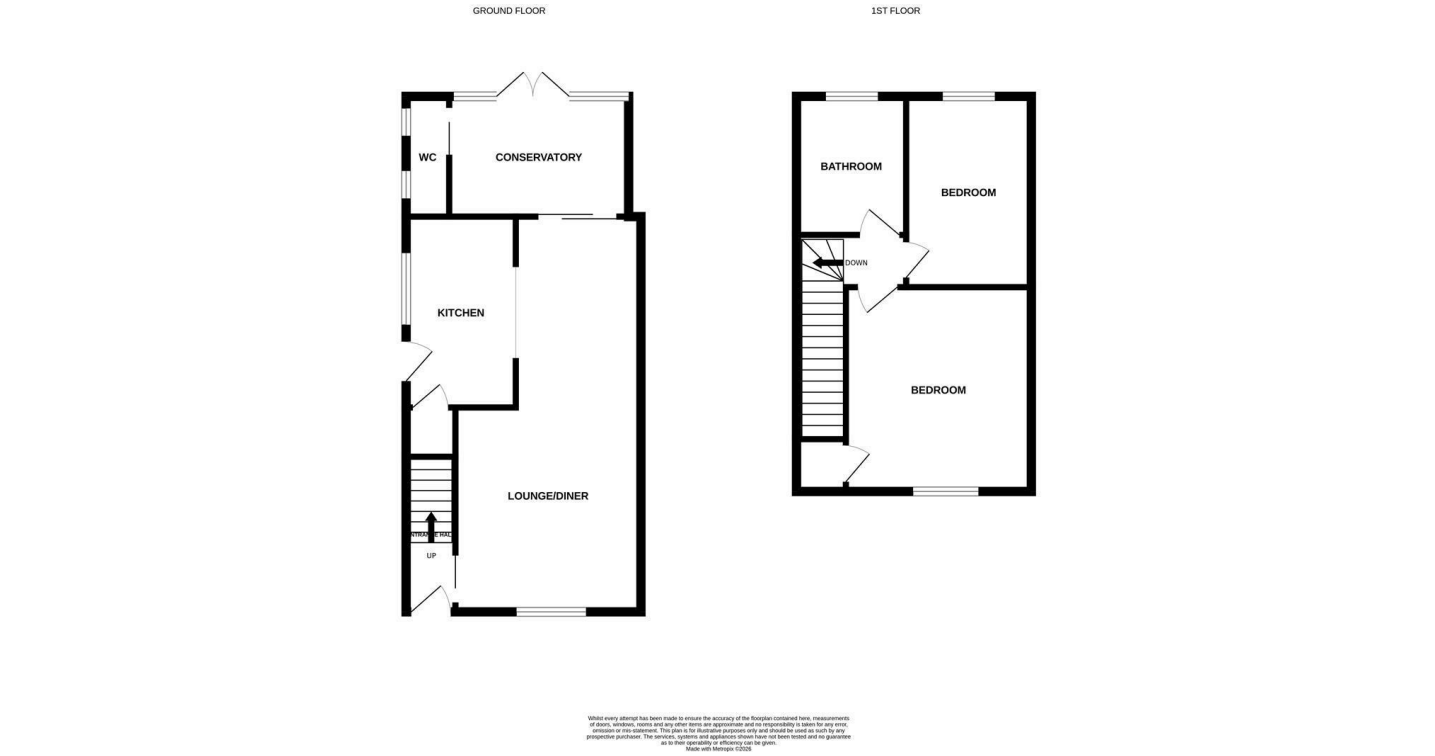
Offers In Excess Of £200,000

** EXTENDED HOUSE OFFERED WITH NO ONWARD CHAIN ** Gilson Bailey are delighted to offer this extended and generously proportioned, three bedroom semi-detached house, conveniently situated to the east of Norwich within walking distance of the City Centre and offered with the added advantage of no onward chain. Providing spacious and versatile accommodation, the ground floor comprises a welcoming entrance hall, generous lounge/diner offering plenty of room for relaxing and entertaining, fitted kitchen, conservatory and a convenient WC. Upstairs, there are two bedrooms and a bathroom off landing, providing comfortable accommodation for a variety of buyers. Outside, the property benefits from a driveway providing off-road parking and leading to a single garage, while to the rear is a good-sized enclosed garden, providing an excellent space for entertaining, gardening or simply enjoying the warmer months. Further benefits include double glazing and gas heating. Combining extended living space, driveway and garage, a generous rear garden and excellent access to Norwich City Centre, this chain-free home would make a fantastic first-time purchase, so be quick to book a viewing.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
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Location
The property is situated to the east of Norwich close by to a great selection of amenities including schooling, pubs, supermarkets, popular parade of shops on the nearby Plumstead Road, excellent public transport links to and from the city centre and access to Mousehold Heath.

Accommodation Comprises
Front door to:

Entrance Hall
Door to lounge and stairs to first floor.

Lounge/Diner 24'11" x 11'8"
Double glazed window, patio doors, two radiators.

Kitchen 12'0" x 6'11"
Fitted wall and base units with worktops over, sink and drainer, fitted hob, space for fridge and washing machine, double glazed window, door to side.

Conservatory 11'2" x 7'7"
Patio doors, radiator.

WC 7'6" x 2'9"
Low level WC, hand wash basin, two frosted double glazed windows.

First Floor Landing
Doors to two bedrooms and bathroom.

Bedroom One 12'5" x 11'11"
Double glazed window, radiator, cupboard.

Bedroom Two 12'0" x 8'6"
Double glazed window, radiator, fitted wardrobes.

Bathroom 8'9" x 6'3"
Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Driveway providing off road parking leading to a single garage.

Outside Rear
Patio seating area, lawned garden, mature plants and shrubs, shed, greenhouse, enclosed by timber fencing.

Local Authority
Norwich City Council, Tax Band B.

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.

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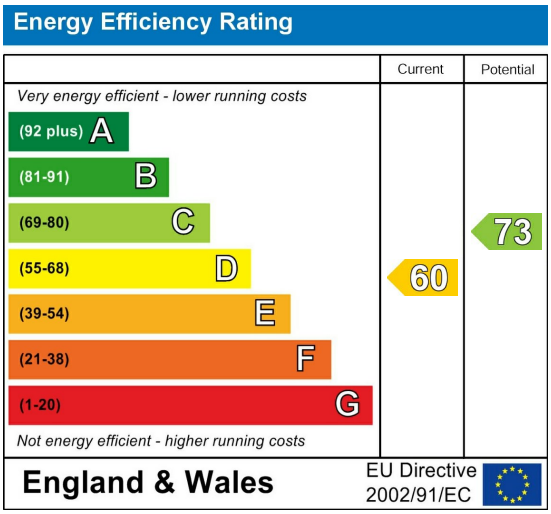












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.