



## 18 Boundary Avenue | Norwich | NR6 5HY

**Guide Price £260,000**

**\*\*GUIDE PRICE £260,000 - £270,000\*\*** Gilson Bailey are delighted to present this beautifully renovated two-bedroom detached bungalow, tucked away in a quiet cul-de-sac in the highly sought-after suburb of Hellesdon. Finished to an exceptional standard throughout and offered with no onward chain, this stunning home is perfect for first-time buyers or those looking to downsize without compromising on style or space.

The accommodation comprises a welcoming entrance hall, bright and comfortable lounge, sleek modern kitchen/diner, stylish bathroom, separate study, and two well-proportioned bedrooms. Outside, the property boasts a large shingled driveway providing ample off-road parking, an outbuilding offering excellent storage or hobby space, and a private, mature rear garden providing a peaceful retreat.

Further benefits include double glazing, gas central heating, and immaculate presentation throughout, making this home ready to move straight into. Early viewing is highly recommended to appreciate the quality and location of this superb bungalow.







### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

Broadland District Council, Tax Band C

### Tenure

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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