



6 Hilary Avenue | | Norwich | NR1 4LF

**Guide Price £250,000**

**\*\*GUIDE PRICE £250,000 - £260,000 OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this beautifully presented and extended three-bedroom mid-terrace house, ideally situated to the east of Norwich. Having been freshly decorated throughout and fitted with new carpets, this superb home is ready for its next owners to move straight in and enjoy. The spacious accommodation comprises a welcoming entrance hall, comfortable lounge, separate dining room, modern fitted kitchen, utility room and family bathroom to the ground floor. Upstairs, there are three well-proportioned bedrooms accessed off the landing, with the principal bedroom benefiting from the convenience of an en-suite WC. Outside, the property enjoys a driveway to the front providing off-road parking, while to the rear is a generous enclosed garden offering the perfect space for relaxing, entertaining or family life. Further benefits include double glazing, gas-fired central heating and the added advantage of being offered with no onward chain. With its generous living space, excellent presentation and move-in ready condition, this fantastic home is an ideal first-time purchase, and early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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 condition or efficacy is given. Made with Metropack (2020)

### 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 12'11" x 11'8"

Bay fronted double glazed window, radiator.

#### Dining Room 11'8" x 11'1"

Radiator, stairs to first floor.

#### Kitchen 8'6" x 8'3"

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

#### Utility Room 4'3" x 3'6"

Space for washing machine, double glazed window.

#### Bathroom 9'8" x 5'5"

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

### First Floor Landing

Doors to three bedrooms.

#### Bedroom One 11'9" x 11'3"

Double glazed window, radiator, door to en-suite WC.

#### Bedroom Two 11'0" x 8'4"

Double glazed window, radiator.

#### Bedroom Three 10'9" x 10'3"

Double glazed window, radiator.

### Outside Front

Driveway providing off road parking.

### Outside Rear

Raised patio area, lawned garden, large timber shed, 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.


**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(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**

Norwich City Council, Tax Band B

**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.