



Hawthorne Avenue, Norwich NR6 6LE

welcome to

Hawthorne Avenue, Norwich

William H Brown are delighted to present this beautifully updated 2-bedroom semi-detached bungalow, situated in the ever-popular area of Hellesdon, Norwich. Offering modern interiors, generous living space and a large garden, this property is perfect for a wide range of buyers.



Accommodation:

UPVC part glazed entrance door opening to:

Inner Hall

Wood flooring, radiator, internal doors opening to all rooms.

Living Room

Wood flooring, inset feature fireplace with stone hearth and surround, television and telephone points, radiator, UPVC double glazed French doors opening to the rear garden.

Kitchen

A range of floor and wall mounted kitchen units with work surfaces over, inset sink and drainer with mixer taps over, inset electric hob with cooker hood over, built in eye level electric oven, additional kitchen island with breakfast bar and storage under, tiled flooring, inset ceiling spotlights, radiator, UPVC double glazed windows to the rear and side aspect, UPVC part glazed obscure glass window opening to the rear garden.

Bedroom 1

Wood flooring, radiator, built in sliding door wardrobes, UPVC double glazed window to the front aspect.

Bedroom 2

Wood flooring, radiator, UPVC double glazed window to the front aspect.

Family Bathroom

Suite comprising low level w.c., pedestal handwash basin with mixer taps over, panelled bathtub with mains powered shower over and glass shower screen, fully tiled walls, tiled flooring, radiator, UPVC double glazed obscure glass window to the side aspect.

Outside

The property is approached by a gravelled driveway, with a paved pathway leading to the front door. to the side there is a timber gate allowing access to the rear garden. The rear garden has a paved patio seating area with decorative gravelled borders; a decking footpath leads to the rear of the garden which is laid mainly to lawn and is bordered by established and well-manicured plants and shrubs accompanied by a retained timber fence.

Council Tax Band

This property is Council Tax band C.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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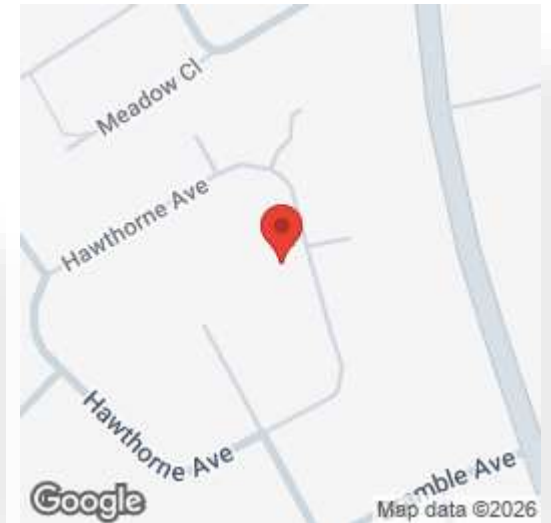
Hawthorne Avenue, Norwich

- Semi-Detached Bungalow
- Two Bedrooms
- Long, Bright Airy Lounge
- Integrated Appliances Included
- Located in a Highly Sought-After Area

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103630 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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