



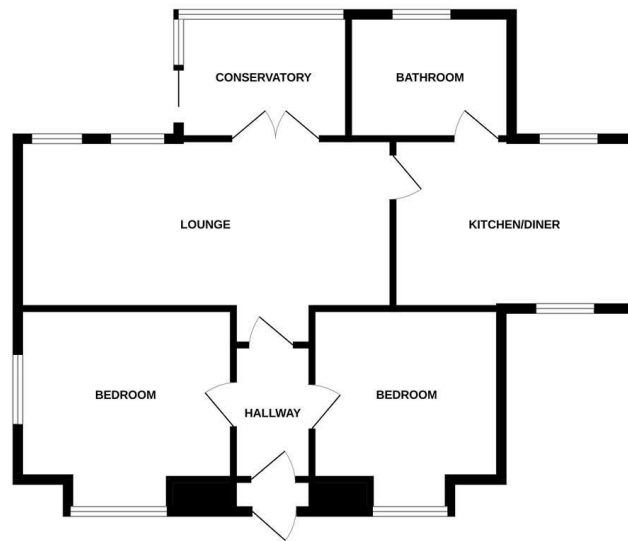
**17 Boundary Avenue | | Norwich | NR6 5HY**

**Guide Price £220,000**

**\*\*GUIDE PRICE £220,000 - £230,000 \*\*DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this two-bedroom detached bungalow, tucked away in a quiet cul-de-sac within the highly sought-after suburb of Hellesdon. The accommodation comprises an entrance hall, spacious lounge, kitchen/diner, bathroom, two bedrooms and a conservatory overlooking the garden. Externally, the property enjoys a mature front garden, a driveway with carport providing off-road parking leading to a garage, and a private, enclosed rear garden offering excellent outdoor space. Benefitting from gas central heating, the bungalow is in need of modernisation throughout, presenting a fantastic opportunity for buyers looking to update and add value. A superb project in a desirable location — early viewing is highly recommended.



#### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 efficiency can be given. Made with Hesign C2000.

#### Location

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

#### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge and two bedrooms.

#### Lounge 21'3" x 10'7"

Two windows, radiator.

#### Kitchen/Diner 13'9" x 9'8"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, two windows, radiator.

#### Bathroom

Panelled bath with shower over, low level WC, hand wash basin, frosted window.

#### Conservatory 9'8" x 6'11"

Door to garden.

#### Bedroom One 12'3" x 10'9"

Two windows, two radiators.

#### Bedroom Two 12'0" x 10'9"

Window, radiator.

#### Outside Front

Mature front garden with plants and shrubs, driveway and carport leading to a garage.

#### Outside Rear

Patio area, lawned garden, mature plants and shrubs, timber shed, enclosed by hedging and fencing.

#### Local Authority

Broadland District Council, Tax Band C.

#### 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                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| 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>                            |                            |                                                                                     |
| (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<br>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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