



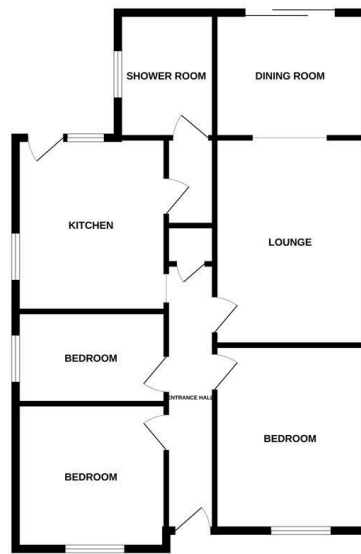
**35 Meredith Road | | Norwich | NR6 6PE**

**£280,000**

**\*\*EXTENDED SEMI DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this spacious and extended, three bedroom semi-detached bungalow, ideally positioned within the highly sought-after suburb of Hellesdon and offered with the significant advantage of no onward chain. Providing generous and versatile accommodation all on one level, this appealing property presents an excellent opportunity for first-time buyers or those looking to downsize and enjoy comfortable single-storey living. The accommodation comprises a welcoming entrance hall, spacious lounge/diner offering plenty of room for relaxing and entertaining, fitted kitchen, modern shower room and three well-proportioned bedrooms, providing a practical and flexible layout to suit a variety of needs. Outside, the bungalow benefits from a driveway providing off-road parking and leading to a larger than average garage, while to the rear is a large and beautifully maintained garden, offering a fantastic space for gardening, entertaining or simply relaxing and enjoying the warmer months. Further benefits include double glazing and gas heating. Combining extended living accommodation, three bedrooms, excellent parking facilities, a garage, generous outside space and a desirable Hellesdon location, this chain-free bungalow would make a fantastic first-time purchase or an ideal choice for those looking to downsize, so be quick to book a viewing.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors and any other details 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 accuracy, validity and applicability of these plans are not intended and no guarantee as to their accuracy or efficiency can be given.  
Made with Metaphor 12/2019

## 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, kitchen and three bedrooms.

### Lounge 14'11" x 10'8"

Fireplace.

### Dining Room 10'7" x 8'11"

Sliding patio doors, radiator.

### Kitchen 12'4" x 10'11"

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

### Shower Room 8'11" x 6'11"

Walk-in shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

### Bedroom One 13'2" x 10'7"

Double glazed window, radiator.

### Bedroom Two 10'8" x 10'3"

Double glazed window, radiator.

### Bedroom Three 10'7" x 6'6"

Double glazed window, radiator.

## Outside Front

Shingled garden and driveway providing off road parking leading to a single garage.

## Outside Rear

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

<https://www.gilsonbailey.co.uk>  
01603764444