



9 Coronation Road | | Norwich | NR6 5HB

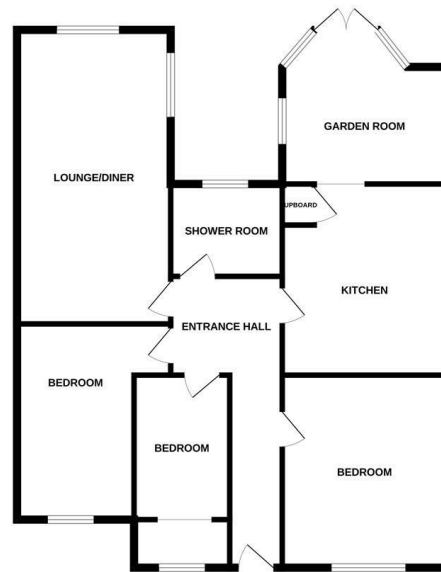
£280,000

****EXTENDED SEMI DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN****

Gilson Bailey are delighted to offer this spacious and extended, three bedroom, semi detached bungalow situated in the highly sought after suburb of Hellesdon, occupying a generous plot and offering versatile accommodation ideal for a wide range of buyers. Beautifully maintained throughout, the property comprises a welcoming entrance hall, an impressive lounge/diner providing an excellent space for both relaxing and entertaining, a fitted kitchen, a delightful garden room overlooking the rear garden, three well proportioned bedrooms and a modern shower room. Outside, the property continues to impress with a large front driveway providing ample off-road parking and leading to a single garage, while the generous, mature rear garden has been lovingly maintained and offers a private and peaceful setting, perfect for outdoor dining, gardening or simply unwinding. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain. This wonderful bungalow would make an ideal first-time purchase, family home or downsize opportunity. Early viewing is highly recommended.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, volumes, areas and any other facts are approximate and not responsibility to make for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agent and applicants accept no liability for any error or omission. Made with Mapbox 12/25

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/diner, kitchen, three bedrooms and shower room.

Lounge/Diner 20'11" x 10'11"

Two double glazed windows, two radiators.

Kitchen 12'5" x 10'9"

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

Garden Room 11'3" x 11'2"

Double glazed windows, radiator, patio doors.

Shower Room 6'4" x 5'6"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom One 12'0" x 10'11"

Double glazed window, radiator.

Bedroom Two 13'4" x 10'11"

Double glazed window, radiator.

Bedroom Three 12'4" x 6'2"

Double glazed window, radiator.

Outside Front

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

Outside Rear

Large paved and 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) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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