



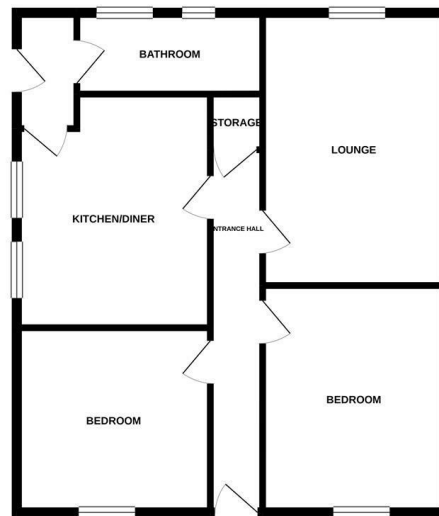
**109 Gowing Road | Hellesdon | Norwich | NR6 6UG**

**£285,000**

RECENTLY RENOVATED THROUGHOUT\*\* Offered with no onward chain, Gilson Bailey are delighted to offer this two bedroom, renovated, semi-detached bungalow in the popular suburb of Hellesdon with accommodation comprising entrance hall, two double bedrooms, lounge, modern kitchen/diner and bathroom. Outside there is a shingled front garden with paved driveway providing ample off-road parking leading to garage and an enclosed, lawned rear garden. The bungalow benefits from double glazing, gas fired central heating, is in excellent condition throughout and would suit a wide array of buyers. Early internal viewing is highly recommended to appreciate the quality and location on offer.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, rooms 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 for any prospective purchaser. The purchaser, vendor and developer accept that they have not intended and do not guarantee, as to the suitability or otherwise of the plan.  
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**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**

With doors to lounge, kitchen/diner and both bedrooms.

**Lounge 14'10" x 10'7"**

Double glazed window to rear, radiator, TV point.

**Kitchen/Diner 13'6" x 10'7"**

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for fridge/freezer and washing machine, two double glazed windows to side, radiator.

**Bedroom one 13'2" x 10'7"**

Double glazed window to front, radiator.

**Bedroom Two 11'2" x 10'7"**

Double glazed window to front, radiator.

**Bathroom 9'7" x 4'7"**

Timber panelled bath with shower over, low level WC, hand wash basin, heated towel rail, double glazed window to rear.


**Outside - Front**

Shingled garden with mature plants and shrubs, paved driveway for off-road parking and leading to:

**Garage****Outside - Rear**

Patio area leading to lawned garden with mature plants and shrubs, enclosed by brick walling and timber fencing.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</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 2002/91/EC	

**Local Authority**

Broadland District Council, Tax Band

**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.