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Hillside Avenue . Norwich . NR7 0QW

£350,000

A THREE BEDROOM DETACHED
BUNGALOW IN NEED OF UPDATING AND
IMPROVEMENT WITH A SOUTH/SOUTH
WEST FACING REAR GARDEN.
POTENTIAL BUILDING PLOT (SUBJECT TO
PLANNING)

DESCRIPTION This property provides an excellent opportunity for a buyer to create a comfortable home in a sought after location. The accommodation briefly comprises porch, entrance hall, lounge with UPV double glazed sliding patio door to the rear garden, kitchen and dining room and a bathroom. The external double glazed windows are double glazed. The garden extends down to the garage which is accessible from Meadow Lane and there is a potential building plot (subject to planning). Planning permission was applied for in 2006 for a single storey dwelling under application number 20060511 but was declined at the time. Interested parties should make their own enquiries regarding planning matters with Broadland District Council.

LOCATION The property is situated in one of the most popular areas to the east of Norwich, close to River Green by the River Yare. There are several pubs, restaurants and a cafe close by and a regular bus service into Norwich City Centre. There are all levels of schooling in the area. Shopping needs are served by a range of local shops and Sainsbury's store. Bannatyne's Health Club is within a mile to the East. The location gives easy access to the A47 Southern bypass and Norwich railway station.



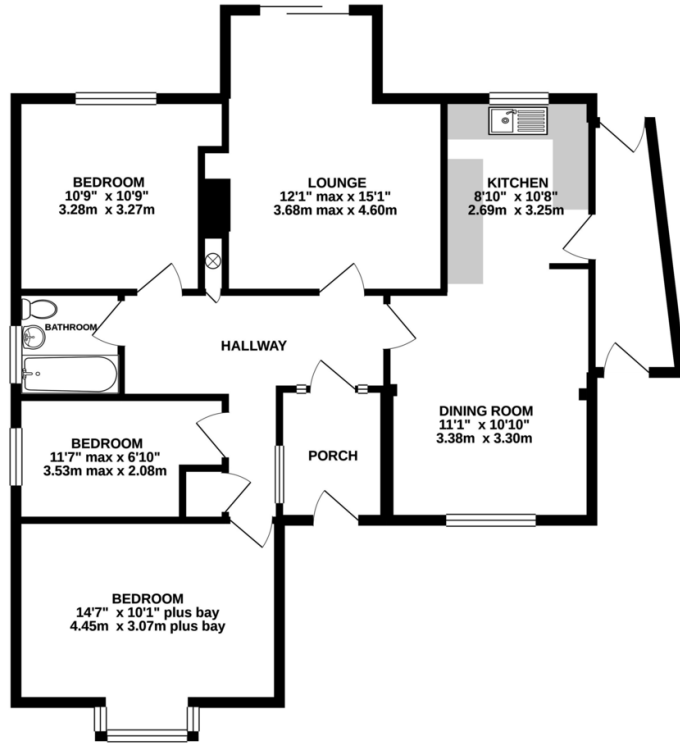
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GROUND FLOOR
994 sq.ft. (92.3 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (92.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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