

HADLEY TAYLOR

25 BRIAN AVENUE, NORWICH NR1 2PH

**DETACHED BUNGALOW LOCATED IN THIS SOUGHT AFTER RESIDENTIAL AREA WITHIN WALKING DISTANCE OF THE CITY CENTRE WITH SITTING ROOM, DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM, 3 LOFT ROOMS, GARDENS TO FRONT AND REAR, DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
ENERGY RATING D**



Sitting Room



Dining Room



Kitchen



Bedroom 1



Bedroom 2



Rear Elevation



GUIDE PRICE £325,000

Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.



**Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ
Tel: 01603 250248 www.hadleytaylor.com**

Location

The property is located within half a mile of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. State, faith and independent schools for all age groups, comprehensive shopping facilities, the Norfolk and Norwich hospital, the University of East Anglia, local shopping facilities, public houses and parks are all within easy reach.

Accommodation

The ground floor accommodation comprises a hallway, sitting room with fireplace, dining room with fireplace and a glazed door to the rear garden, kitchen, 3 bedrooms and a bathroom. On the first floor there are three loft rooms. The property benefits from gas fired central heating and double glazing.

Outside

To the front is laid to shrubs with a path leading to the side of the property. It would be fairly straight forward to create off road parking for one or two cars at the front of the property if required. The rear garden is laid to lawn with shrubs and a deck area.

Directions

Leave Norwich on Ipswich Road, turn left into Cecil Road, take the third left hand turn into Brian Avenue and the property can be found on the right hand side of the road.

Local Authority

Norwich City Council

Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

Viewing

Strictly through Vendor's sole agents: Hadley Taylor 01603 250 248

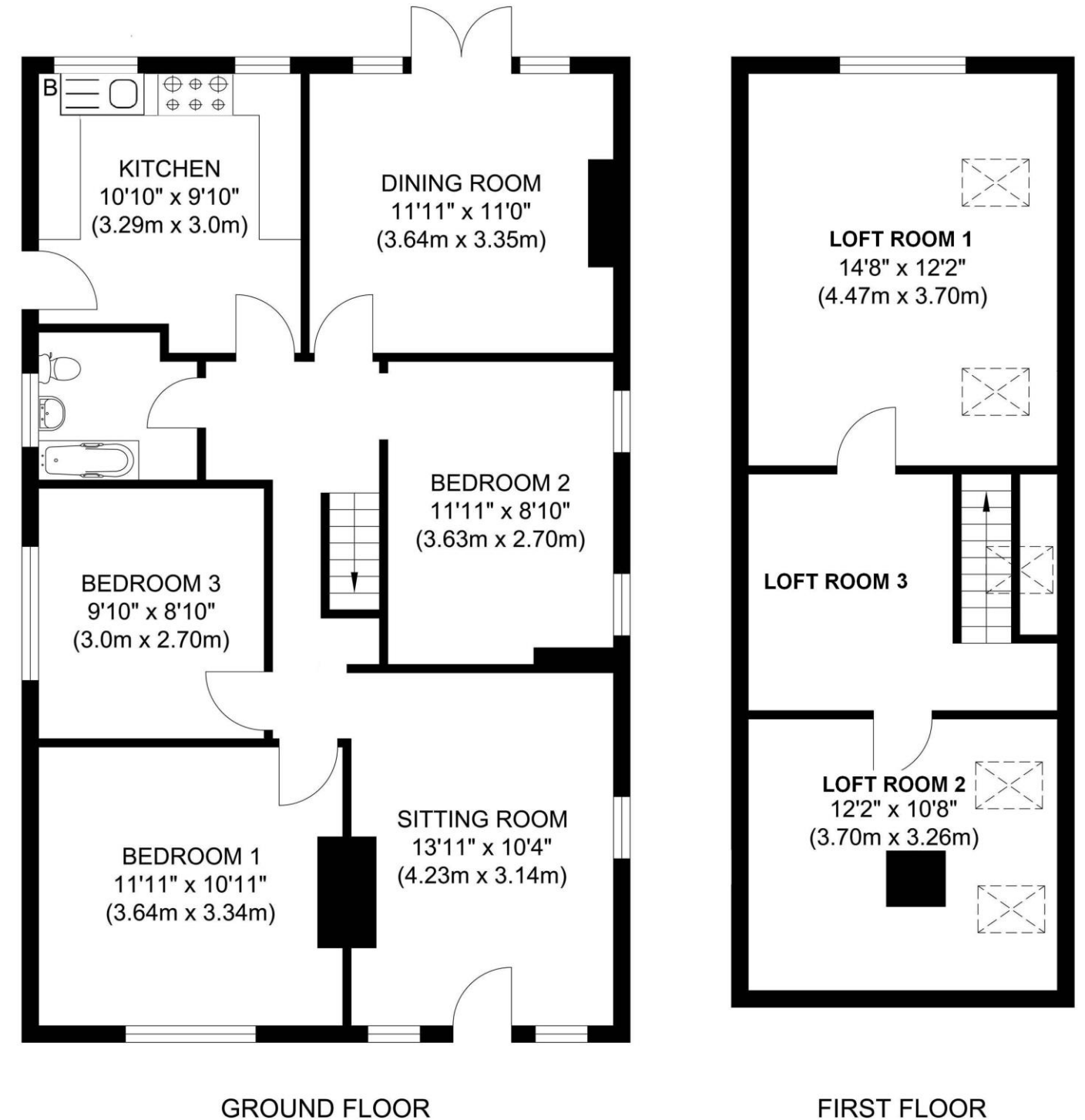
Selling your home

Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage.

Hours of Business

Monday to Friday: 0900 – 1730

Saturdays: 0930 – 1500.



25 BRIAN AVENUE, NORWICH, NR1 2PH

Illustration for identification purposes only, measurements are approximate, not to scale.

Awaiting Floor Plans