



75 Hellesdon Road, Norwich

Guide Price £240,000



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Norwich, Norwich

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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







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### The Location

Hellesdon Road is nestled in the friendly Hellesdon area, a really nice spot just west of Norwich. It's super easy to hop onto the A47 from here, and you're also conveniently close to the University of East Anglia and the Norfolk and Norwich University Hospital.

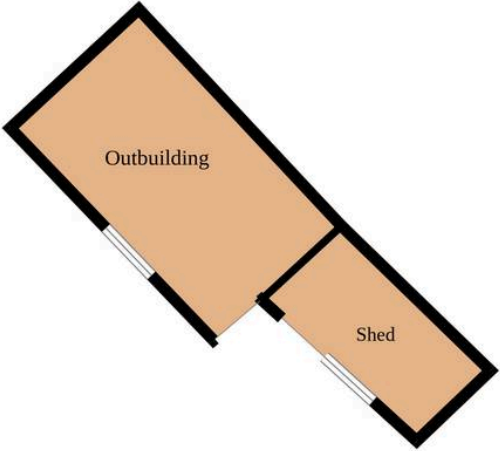
Getting into the city centre is a breeze with regular bus services, and easy access onto the Marriotts Way cycle path. Hellesdon itself has everything you need – supermarkets, schools, doctors and some lovely parks.

If you fancy a stroll, the house backs onto





Ground Floor  
688 sq.ft. (63.9 sq.m.) approx.



1st Floor  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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