



## 10 Baltic Wharf | | Norwich | NR1 1QA

**£450,000**

**\*\*STUNNING CITY CENTRE HOPKINS BUILT TOWNHOUSE OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this LARGE, FOUR BEDROOM, THREE STOREY, END TOWNHOUSE situated in the City Centre by the River Wensum. Accommodation comprising entrance hall, bedroom/study, utility room and WC to the ground floor. On the first floor there is a spacious lounge with its own balcony and a high quality, modern kitchen/diner. On the second floor there are THREE BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is an INTEGRAL GARAGE WITH PARKING IN FRONT and to the rear there is a private, enclosed courtyard garden. The townhouse benefits from double glazing, gas heating, built in wardrobes, ample storage and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent family home so be quick to book a viewing.





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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## Location

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

## Accommodation Comprises

Front door to:

### Entrance Hall

Storage cupboards, doors to bedroom/study, utility room, WC and stairs to first floor.

### Bedroom/Study 11'6" x 9'6"

Double glazed window, radiator.

### Utility Room 6'11" x 6'9"

Fitted base units with worktops over, sink and drainer, space for washing machine and tumble dryer, boiler, door to rear, radiator.

### WC

Low level WC, hand wash basin, extractor fan.

### First Floor Landing

Doors to lounge, kitchen/diner and stairs to second floor.

### Lounge 16'11" x 16'9"

Double glazed window, two radiators, door to balcony.

### Kitchen/Diner 16'10" x 13'6"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, two double glazed windows, radiator.

### Second Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 14'9" x 10'2"

Two double glazed windows, two radiators, built in wardrobe.

### En-Suite 6'1" x 5'9"

Shower cubicle, low level WC, hand wash basin, radiator, extractor fan.

### Bedroom Two 13'5" x 9'10"

Double glazed window, radiator, built in wardrobe.

### Bedroom Three 10'1" x 6'9"

Double glazed window, radiator.

### Bathroom 9'4" x 6'5"

Panelled bath with shower over, low level WC, hand wash basin, radiator, extractor fan.

### Outside Front

Off road parking space leading to single integral garage with lighting.

### Outside Rear

Enclosed, paved courtyard garden.

### Local Authority

Norwich City Council, Tax Band E.

### Tenure

Freehold


Service Charge £250 per annum.

### Utilities

Superfast fibre broadband available.

Mains water and electric.


**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>72</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	

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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.