



93 Furze Road | | Norwich | NR7 0AU

£245,000

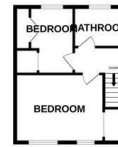
****LARGE OUTSIDE STUDIO WITH MULTIPLE USES**** Gilson Bailey are delighted to offer this EXTENDED, TWO/THREE BEDROOM, MID TERRACE HOUSE situated in the highly sought after suburb of Thorpe St Andrew. Accommodation comprising entrance hall, bay fronted lounge/ bedroom, kitchen and garden room to the ground floor. On the first floor there are TWO BEDROOMS and a bathroom off landing. Outside there is a FRONT DRIVEWAY providing off road parking and to the rear there is an EXTENSIVE LAWNED GARDEN that leads to an OUTSIDE STUDIO WITH MULTIPLE USES. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of sites, buildings, roads and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The agent, vendors and applicants do not have any liability and no guarantee as to the quality or accuracy of the plan.
Made with MyPlan 10.0.0

Location

Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

Lounge 12'2" x 10'6"

Double glazed windows, radiator.

Kitchen 16'5" x 9'6"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, wood burner.

Garden Room 15'2" x 9'6"

Patio doors, double glazed windows, radiator.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 13'3" x 10'3"

Two double glazed windows, radiator, built in storage.

Bedroom Two 10'2" x 8'2"

Double glazed window, radiator, built in storage.

Bathroom 5'11" x 5'10"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Shingled driveway providing off road parking.

Outside Rear

Patio area, large lawned garden, mature plants and shrubs, enclosed by timber fencing.

Studio 12'9" x 11'1"

Local Authority

Broadland District Council, Tax Band B.


Tenure

Freehold

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.