

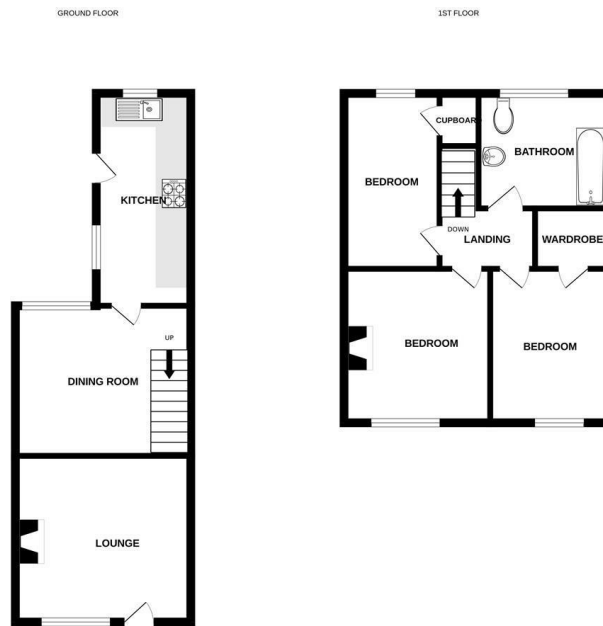


69 Quebec Road | | Norwich | NR1 4HY

Guide Price £220,000

****GUIDE PRICE £220,000 - £230,000 OVER PASSAGE TERRACE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this SPACIOUS, THREE BEDROOM, OVER PASSAGE, MID TERRACE HOUE situated in the highly sought after area of Thorpe Hamlet. Accommodation comprising lounge, dining room and kitchen to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a lawned front garden and a good sized, bisected rear garden. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floor, kitchen, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The amount, nature and location of fixtures are not intended and no guarantee is given to their availability or efficiency and no guarantee is made with respect to them.

Location

Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

Accommodation Comprises

Front door to:

Lounge 11'9" x 10'7"

Sash window, radiator, cast iron fireplace.

Dining Room 11'9" x 10'1"

Double glazed window, radiator, stairs to first floor.

Kitchen 12'7" x 6'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, two double glazed windows, door to side, boiler.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 10'10" x 10'10"

Sash window, radiator, cast iron fireplace.

Bedroom Two 10'9" x 6'10"

Double glazed window, radiator.

Bedroom Three 9'9" x 8'2"

Sash window, radiator.

Bathroom 7'2" x 7'1"

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

Outside Front

Lawned garden with path to front door.

Outside Rear

Bisected lawned garden, mature plants and shrubs, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band A.


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		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band A

Tenure

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.