




gilsonbailey



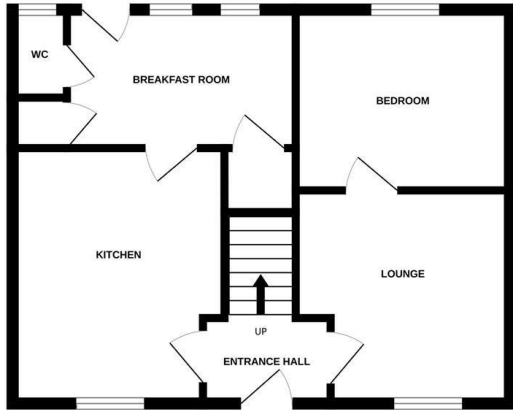
81 Theobald Road | | Norwich | NR1 2NX

Guide Price £250,000

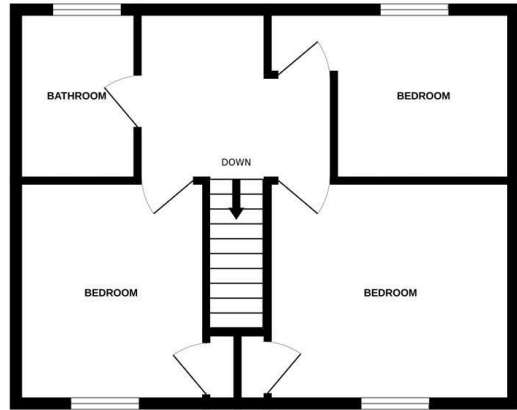
****GUIDE PRICE £250,000 - £260,000 RENOVATED FAMILY HOME WITH A LARGE REAR GARDEN BACKING ONTO THE RIVER**** Gilson Bailey are delighted to offer this WELL PRESENTED, 3/4 BEDROOM, SEMI DETACHED HOUSE situated to the south of Norwich. Accommodation comprising entrance hall, lounge (currently split into two providing another bedroom), modern fitted kitchen, breakfast room and WC to the ground floor. On the first floor there are three bedrooms and a newly fitted bathroom off landing. Outside there is a DRIVEWAY to the front providing off road parking and to the rear there is an EXTENSIVE REAR GARDEN with views towards the river and an OUTSIDE STUDIO with power and lighting providing multiple uses. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make an excellent first time purchase or family home so be quick to book a viewing.


gilsonbailey

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2024

Location

Theobold road is situated south of the City centre of Norwich in the heart of Lakenham within reasonable distance to a good selection of local amenities including local shop, pubs, supermarket and DIY stores. There are also good public transport links in and out of the City centre and easy access out onto the Southern Bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

Lounge 10'4" x 10'4"

Double glazed window, radiator, full measurement without the stud wall is 5.80m x 3.15m.

Kitchen 12'1" x 9'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge and washing machine, double glazed window, radiator.

Bedroom 10'5" x 8'8"

Double glazed window, radiator.

Breakfast Room 11'0" x 6'8"

Two double glazed windows, radiator, door to rear.

WC

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'10" x 10'10"

Double glazed window, radiator.

Bedroom Two 12'2" x 9'2"

Double glazed window, radiator.

Bedroom Three 11'10" x 8'3"

Double glazed window, radiator.

Bathroom 6'8" 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 seating area leading to a large, tiered, lawned garden, enclosed by timber fencing. Outside studio has power and lighting.

Local Authority

Norwich City 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		83
(69-80) C	70	
(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	

Local Authority

Norwich City Council, Tax Band B

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.

<https://www.gilsonbailey.co.uk>
01603764444