



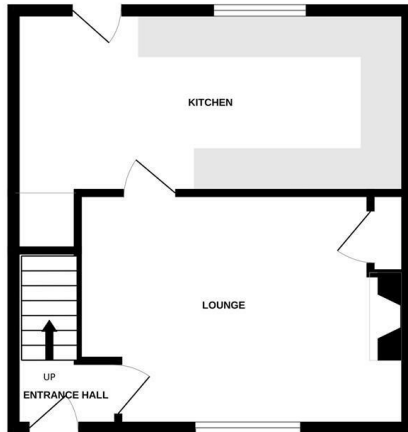
29 Wellesley Avenue North | | Norwich | NR1 4NT

£225,000

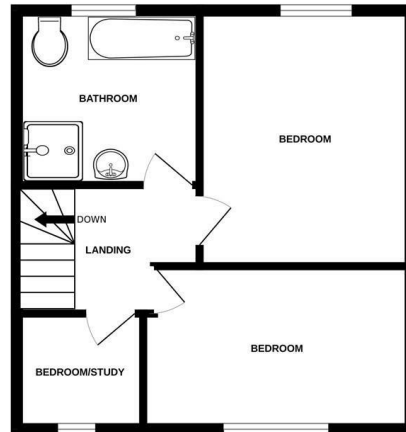
****PERFECT FIRST TIME PURCHASE WITH OFF ROAD PARKING**** Gilson Bailey are delighted to offer this WELL PRESENTED, 2/3 BEDROOM, MID TERRACE HOUSE situated in the desirable area of Thorpe Hamlet. Accommodation comprising entrance hall, lounge and kitchen/diner to the ground floor. On the first floor there are two bedrooms, a bathroom and study/bedroom off landing,. Outside there is a OFF ROAD PARKING TO THE FRONT and an enclosed rear garden. 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 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

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:

Entrance Hall

Door to lounge and stairs to first floor.

Lounge 14'11" x 11'5"

Double glazed window, radiator, storage cupboard.

Kitchen/Diner 17'11" x 9'0"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, double glazed window, radiator, door to garden, storage cupboard.

First Floor Landing

Doors to two bedroom, study/bedroom and bathroom.

Bedroom One 11'2" x 9'9"

Double glazed window, radiator.

Bedroom Two 10'11" x 8'10"

Double glazed window, radiator.

Study/Bedroom 6'4" x 6'2"

Double glazed window, radiator.

Bathroom 8'10" x 7'10"

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

Outside Front

Shingled garden providing off road parking.

Outside Rear

Patio area, lawned garden, timber shed, enclosed by timber fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band B.

Tenure


Freehold

Utilities

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		87
(69-80) C	73	
(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.

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