



**21 St. Leonards Road | | Norwich | NR1 4BT**

**Guide Price £220,000**

**\*\*GUIDE PRICE £220,000 - £230,000 THORPE HAMLET TERRACE OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, MID TERRACE HOUSE situated in the highly sought after Thorpe Hamlet area within walking distance to the City Centre. Accommodation comprising lounge, kitchen, utility room and shower room to the ground floor. On the first floor there are TWO BEDROOMS OFF LANDING with bedroom two having an EN-SUITE BATHROOM. Outside there is a low maintenance front garden and a large, 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.





Weist every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items 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 purchaser. The layout, contents and appearance shown here are not intended and no guarantee is made with this plan. (12/20)

## 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 10'9" x 10'2"

Double glazed window, radiator.

### Kitchen 10'9" x 6'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, double glazed window, radiator.

### Utility Room 7'6" x 5'10"

Space for washing machine and tumble dryer, double glazed window, boiler, door to side.

## Shower Room

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

## First Floor Landing

Doors to two bedrooms.

### Bedroom One 10'5" x 10'2"

Double glazed window, radiator.

## Bathroom

Panelled bath with shower over, low level WC, frosted double glazed window.

### Bedroom Two 11'1" x 10'2"

Double glazed window, radiator.

## Outside Front

Low maintenance garden with path to front door.

## Outside Rear

Large, bisected garden enclosed by timber fencing.

## Local Authority

Norwich City Council, Tax Band A.

## Tenure

Freehold

## Utilities


Full 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>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	

### 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.

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