



## 9 Baltic Wharf | | Norwich | NR1 1QA

**£450,000**

**\*\*GUIDE PRICE: £450,000 - £475,000\*\***

**STUNNING CITY CENTRE HOPKINS-BUILT TOWNHOUSE - NO ONWARD CHAIN** - Gilson Bailey are thrilled to present this **BEAUTIFULLY PRESENTED, THREE-BEDROOM, THREE-STOREY TOWNHOUSE**, ideally situated in the heart of the city, just moments from the River Wensum. The ground floor offers a welcoming entrance hall with stylish LVT flooring, a versatile family room benefiting from oak engineered flooring with underflooring heating and a convenient WC. Moving to the first floor, you'll find a **SPACIOUS LOUNGE** with its own private balcony, perfect for relaxing, along with a high-quality modern kitchen/diner, complete with **GRANITE WORKTOPS** for a touch of luxury. On the second floor, there are **THREE WELL-PROPORTIONED BEDROOMS**, including a superb principal bedroom with a private **EN-SUITE SHOWER ROOM**. A well-appointed family bathroom completes the upper level. Externally, the property boasts an **INTEGRAL GARAGE** with parking in front, while the rear offers a **PRIVATE, ENCLOSED COURTYARD GARDEN**, seamlessly connected to the family room—an ideal space for entertaining. Additional benefits include double glazing, gas central heating, a **HIVE THERMOSTAT** for efficient temperature control, a burglar alarm system with a control panel, built-in wardrobes, and ample storage throughout. Offered with **NO ONWARD CHAIN**, this exceptional townhouse is perfect for families or professionals seeking a stylish home in a prime city location. Early viewing is highly recommended!







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

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tomblond, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

## Accommodation Comprises

Front door to:

### Hallway

Radiator, doors to garage, family room, full height coat cupboard and under stair storage. Hive thermostat for hotwater and heating, control panel for burglar alarm. LVT flooring throughout the hallway.

### Cloakroom

Low level WC, wash basin, radiator, tiled flooring

### Integral Garage 16'10" x 9'0"

Tv point, and electri

### Family Room

Bi fold doors to rear garden, wall mounted radiator, quality fitted wall and base units with worktops over, cupboard housing gas (note boiler installed in 2020) and washing machine, built in freezer, single sink and drainer, tv point, and electric under floor heating to oak engineered flooring (in addition to the radiator).

### First Floor Landing

Doors to lounge, and kitchen / diner, radiator, stairs to 2nd floor

### Kitchen / Dining Room 13'7" x 16'8"

Two double glazed windows, fitted wall, wooden shaker base units with worktops over, built in neff cooker and 4 ring hob with extractor over, 1 and half sink and drainer, built in fridge/freezer and dishwasher, granite worktops and tv point.

### Lounge 16'9" x 16'9"

Door to balcony and double glazed window, 2 radiators, feature gas fireplace and tv point.

## Second Floor Landing

Doors to 3 bedrooms, airing and storage cupboards and bathroom, loft hatch with aluminum loft ladder to part boarded loft with light and electrical socket

### Bathroom

Low Level WC, wash basin, bath with shower over, radiator.

### Bedroom One 14'7" x 10'2"

double glazed windows, 2 radiators, built in wardrobe

### Bedroom Two 10'0" x 9'10"

Double glazed window, radiator and built in wardrobe.

### Bedroom Three 10'1" x 6'8"

Double glazed window, radiator

### En-Suite

Low level WC, vanity wash basin with storage cupboards, shower cubicle and wall mounted radiator, floor to ceiling tiles.

### Rear Garden

Enclosed by timer fencing with feature patio, brick wall, composite decking (ideal for hosting) with brushed chrome spot lights, outdoor socket and outdoor tap installed inside under ground floor sink

### Local Authority

Norwich City Council, Tax Band E.

### Tenure

Freehold

Service Charge £368 per annum.

### Utilities


Superfast fibre broadband available.

Mains water, gas, sewerage and electric.

### Outside Front

separate bicycle shed in a block of 5 and ample parking for visitors on a first come first serve basis.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</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 E.

### 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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