



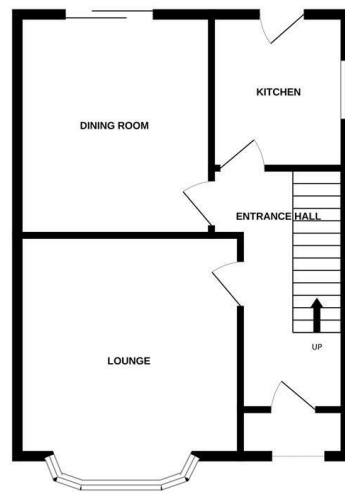
12 Hill House Road | | Norwich | NR1 4BW

£350,000

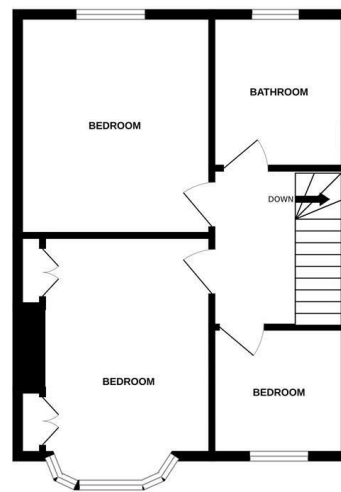
****NO ONWARD CHAIN AND SHORT WALKING DISTANCE TO THE CITY CENTRE****
 Gilson Bailey are delighted to offer this HALL ENTRANCE, BAY FRONTED, THREE BEDROOM, SEMI DETACHED HOUSE situated in Thorpe Hamlet within walking distance of the City Centre. Accommodation comprising entrance hall, lounge, dining room and kitchen to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a driveway providing OFF ROAD PARKING and to the rear there is an enclosed garden with patio seating area. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would suit a wide array of buyers 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 misstatement. 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

Doors to lounge, dining room, kitchen and stairs to first floor.

Lounge 14'1" x 12'7"

Double glazed window, radiator.

Dining Room 12'5" x 10'11"

Sliding patio doors, radiator.

Kitchen 8'8" x 7'7"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge, washing machine and dishwasher, double glazed window, door to rear.

First Floor Landing

Doors to the three bedrooms and bathroom.

Bedroom One 14'0" x 9'11"

Double glazed windows, radiator, built in wardrobes.

Bedroom Two 12'5" x 10'11"

Double glazed window, radiator.

Bedroom Three 7'6" x 7'4"

Double glazed window, radiator.

Bathroom 8'4" x 7'6"

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

Outside Front

Driveway providing off road parking.

Outside Rear

Patio area, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band C.

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		84
(69-80) C	65	
(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 C

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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