



17 Marion Road | Thorpe Hamlet | Norwich | NR1 4BN

Offers In The Region Of £260,000

STUNNING RENOVATED BAY FRONTED TERRACE HOUSE OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this WELL PRESENTED, BAY FRONTED, TWO BEDROOM, MID TERRACE HOUSE with a LOFT ROOM in the highly sought after Thorpe Hamlet area to the east of the city. Accommodation comprising lounge, dining room, kitchen, 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 and stairs to the LOFT ROOM. Outside there is a low maintenance front garden and a BISECTED REAR GARDEN. The house benefits from UPVC 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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 equipment shown hereon are not intended and no guarantee as to their operation or efficiency can be given. Made with Metronom (2020)

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

Door to

Lounge 13'8" x 10'7"

Window to front, radiator, door to inner lobby

Dining Room 10'2" x 10'4"

UPVC window, radiator, and storage.

Kitchen 4'11" x 8'5"

Wall and base units, single sink, door to garden and UPVC window to side, door to shower room.

Shower Room

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

First Floor Landing

Bedroom One 10'2" x 10'11"

UPVC window to front, radiator and door to ensuite:-

Ensuite

Bath, W/C, wash hand basin, radiator, storage and window to side.

Bedroom Two 8'2" x 10'7"

UPVC window, Radiator.

Bedroom Three 9'3" x 14'9"

Velux window and radiator.

Exterior

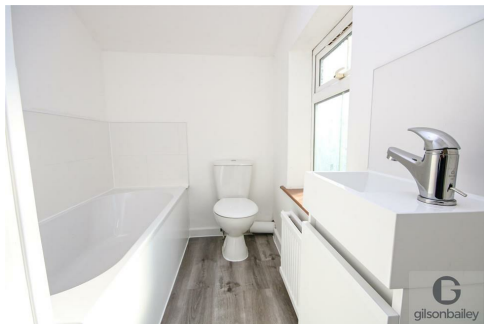
Paved bisected garden.

Tenure


Freehold

Local Authority

Norwich City Council - Tax Band A



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(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 A

Tenure

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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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