



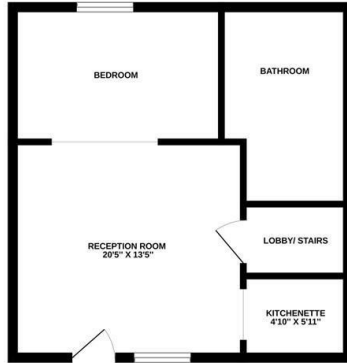
81 Rosary Road | Thorpe Hamlet | Norwich | NR1 1TG

Offers Over £425,000

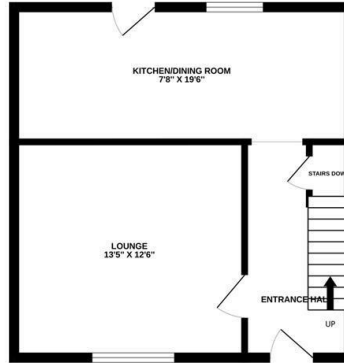
BEAUTIFUL BESPOKE GRADE II LISTED GEORGIAN HOME PACKED FULL OF CHARACTER AND CHARM** Gilson Bailey are delighted to offer this GRADE II LISTED, THREE STOREY Georgian townhouse, ideally located within easy reach of Norwich City Centre, the train station and riverside development in the sought after Thorpe Hamlet area. Accommodation is arranged over three floors, with an entrance hall, lounge and kitchen/diner to the ground floor. The first-floor benefits from two double bedrooms with the main bedroom providing stunning city views, a separate study and a re-fitted bathroom. The lower ground floor offers independent access, which could be utilised as ANNEXE ACCOMMODATION, A SELF CONTAINED FLAT FOR INVESTMENT PURPOSES OR MULTI GENERATIONAL LIVING, and comprises of a large open plan living area benefiting from BESPOKE, WOOD BLOCK FLOORING, double bedroom space, kitchenette and re-fitted shower room. Externally, the property offers off road parking to the front, an enclosed rear courtyard, and a stunning mature private front garden. The house benefits from gas central heating, and features include cast iron fireplaces, coving, picture rails, wooden flooring and stripped pine doors. An internal viewing is highly recommended to appreciate the quality on offer!



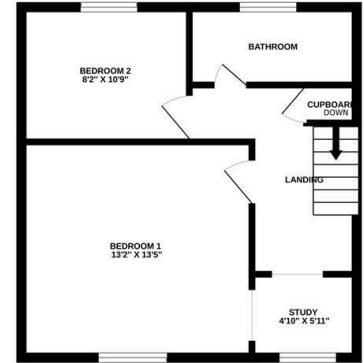
BASEMENT



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

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 Tombland, 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

Door to

Lower Ground Floor

door to: reception room and double bedroom.

Open Plan Reception / Bedroom 20'5" x 13'5"

Window to rear, window and door to front, radiator opening to

Kitchenette 4'10" x 5'11"

Base units, sink and tiling.

Shower Room

Double tiled shower cubicle, hand wash basin vanity unit, low level WC and radiator.

Ground Floor

Entrance Hall

Stairs to first floor, doors to lounge kitchen diner, stairwell to lower ground floor.

Lounge 13'5" x 12'6"

Window, fireplace with exposed brick, original floor boards and radiator.

Kitchen/Diner 7'8" x 19'6"

Window to rear, door to rear and radiator. Wall and base units, ceramic sink, space for fridge, freezer, washing machine and cooker.

First Floor Landing

Doors to Bedroom one, two, study and bathroom.

Bedroom One 13'2" x 13'5"

Window to front, radiator, cast iron fireplace and original floors.

Bedroom Two 8'2" x 10'9"

Window to rear, radiator, cast iron fireplace and stripped floors.

Study 4'10" x 5'11"

Window to front and radiator.

Bathroom

Sash window to rear, bath, low level WC, hand wash basin, radiator and tiling.

Outside

Enclosed rear courtyard with locked access to alleyway to store bins. Off road parking space to the, mature enclosed private front garden ideal for outside dining.

Local Authority

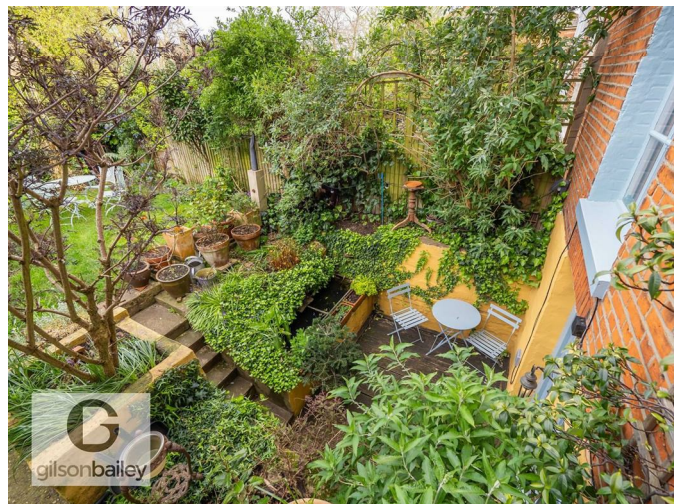
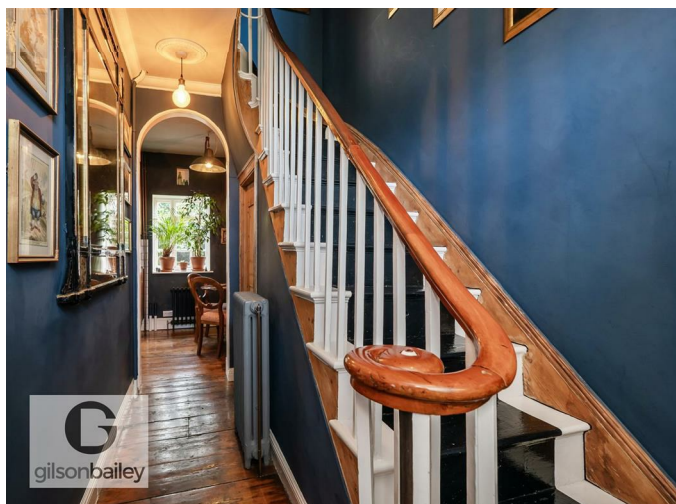
Norwich City Council - Tax Band C

Tenure


Freehold

Agents Note

Off road parking is achieved by removing a removable fence. There is a dropped kerb to allow access.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	67	
(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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