

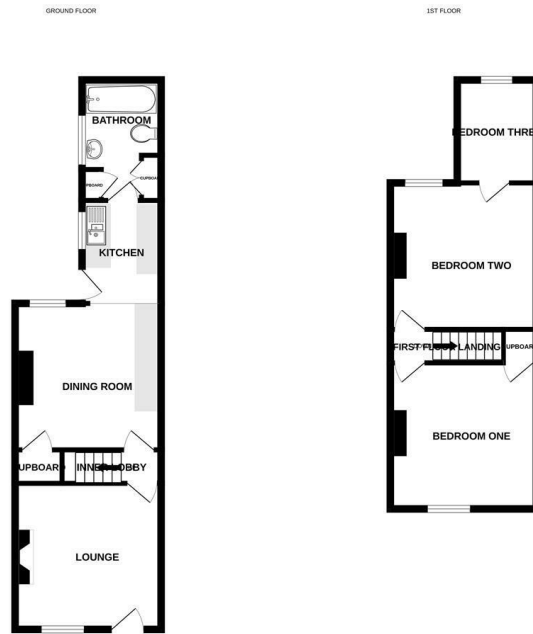


7 Lollards Road | | Thorpe Hamlet | NR1 1SX

Guide Price £230,000

****GUIDE PRICE £230,000 - £240,000 CHARMING TERRACE BY THE RIVER WITHIN WALKING DISTANCE TO THE CITY CENTRE**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, MID TERRACE HOUSE tucked away in Thorpe Hamlet within walking distance to the City Centre. Accommodation comprising lounge, dining room with open access to the kitchen and bathroom to the ground floor. On the first floor there are two bedrooms off landing with bedroom three off bedroom two. Outside there is off road parking to the front of the property with a low maintenance, enclosed, non-bisected garden to the rear. The house benefits from double glazing, gas heating, stripped wooden flooring and is offered with NO ONWARD CHAIN. The property would make a great first time purchase so be quick to book a viewing.





We have every attempt to ensure the accuracy of the floorplans contained herein, measurements of plots, buildings, roads 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 not be used as such for any prospective purchaser. The layout, contents and appearance shown have not been tested and no guarantee is given as to their accuracy or efficiency and no liability shall be given. Made and printed 12/2021

Location

Lollards Road is situated east of the city and is within walking distance to Norwich train station, Riverside Development, Norwich Cathedral and grounds, riverside walks and the city centre itself. There is ease of access to the Norwich ring road and A47 southern bypass.

Accommodation Comprises

Front door to:

Lounge 11'5" x 11'5"

Double glazed window, radiator, cast iron fireplace, wooden flooring.

Dining Room 11'4" x 11'4"

Double glazed window, radiator, storage cupboard, wooden flooring.

Kitchen 8'2" x 6'2"

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

Bathroom 9'5" x 6'0"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window, space for washing machine.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'5" x 11'5"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'6" x 11'5"

Double glazed window, radiator.

Bedroom Three 8'4" x 6'2"

Double glazed window, radiator.

Front Garden

An elevated front garden with steps up to front door. There is also parking to the front of the property.

Rear Garden

A non-bisected mainly paved patio garden enclosed by fencing with rear gate access.

Local Authority


Norwich City Council, Tax Band A.

Tenure

Freehold



Energy Efficiency Rating

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

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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