



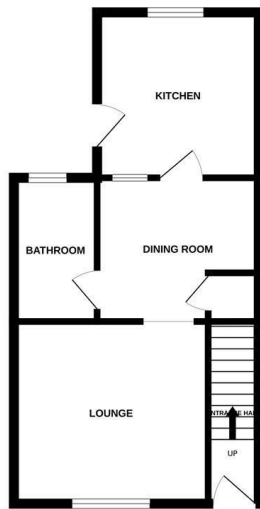
**71 Charles Avenue | Thorpe St Andrew | Norwich**

**Guide Price £220,000**

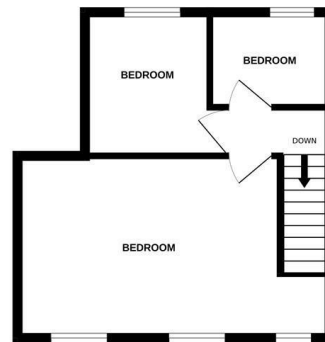
**\*\*GUIDE PRICE £220,000 - £230,000 OVER PASSAGE MID TERRACE WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this **LARGE, THREE BEDROOM, OVER PASSAGE, MID TERRACE HOUSE** situated in the highly sought after suburb of Thorpe St Andrew. Accommodation comprising entrance hall, lounge, dining room, kitchen and bathroom to the ground floor. On the first floor there are **THREE BEDROOMS OFF LANDING**. Outside there is a front driveway providing **OFF ROAD PARKING** and to the rear there is a **LARGE LAWNED GARDEN** with patio seating area. The house benefits from double glazing, gas heating and is **OFFERED WITH NO ONWARD CHAIN**. The property would make a great first time purchase 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. The 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 St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

## Accommodation Comprises

Front door to:

### Entrance Hall

Door to lounge and stairs to first floor.

### Lounge 11'5" x 10'9"

Double glazed window, radiator.

### Dining Room 9'4" x 8'6"

Radiator.

### Kitchen 9'9" x 9'6"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window, radiator, door to side.

### Bathroom 8'5" x 4'11"

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

### First Floor Landing

Doors to three bedrooms.

### Bedroom One 18'5" x 10'10"

Three double glazed windows, radiator.

### Bedroom Two 8'7" x 8'4"

Double glazed window, radiator.

### Bedroom Three 7'0" x 5'10"

Double glazed window.

### Outside Front

Shingled driveway providing off road parking.

### Outside Rear

Patio seating area leading to a lawned garden enclosed by timber fencing.

### Local Authority

Broadland District Council, Tax Band B.

### Tenure

Freehold

### Utilities


Full fibre broadband available.

Mains water and electric.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</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	

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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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