



21 Vincent Road | | Norwich | NR1 4HQ

Guide Price £230,000

****GUIDE PRICE £230,000 - £240,000 BAY FRONTED TERRACE WITHIN WALKING DISTANCE TO THE CITY CENTRE AND TRAIN STATION**** Gilson Bailey are delighted to offer this THREE BEDROOM, BAY FRONTED, PORCH ENTRANCE, MID TERRACE HOUSE situated in the sought after Thorpe Hamlet area to the east of Norwich. Accommodation comprising entrance porch, lounge, dining room, kitchen, lean to and bathroom to the ground floor. On the first floor there are THREE BEDROOMS OFF LANDING. Outside there is a low maintenance front garden and a well presented, bisected rear garden. The house benefits from double glazing, gas heating and a special community feel with a Whatsapp group for neighbourly support and yearly street party events. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and any other items are approximate and not necessarily to scale for any one room or in this statement. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The services, systems and appliances shown here are for reference and no guarantee as to their operability or efficiency can be given. Plans with 10mm (1/8") scale.

Location

Vincent Road can be found to the east of Norwich within walking distance to the railway station, Riverside development with a selection of restaurants, bars, cinema, gym and bowling and Norwich City centre itself. The property would make an excellent first time purchase or buy-to-let investment and an early internal viewing is highly recommended.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Lounge 13'6" x 11'1"

Double glazed windows, radiator, cast iron fireplace.

Dining Room 11'0" x 10'11"

Radiator, storage cupboard, door to rear.

Kitchen 7'0" x 6'5"

Fitted base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window.

Lean To 8'2" x 4'1"

Door to garden.

Bathroom 6'4" x 4'4"

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 11'1" x 10'11"

Double glazed window, radiator.

Bedroom Two 8'7" x 8'0"

Double glazed window, radiator.

Bedroom Three 11'9" x 6'5"

Double glazed window, radiator.

Outside Front

Low maintenance garden with path to front door.

Outside Rear

Bisected garden with decking, lawned garden, mature plants and shrubs, enclosed by timber fencing.

Local Authority

Norwich City 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) A		
(81-91) B		81
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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