



73 Vincent Road | Thorpe Hamlet | Norwich | NR1 4HQ

£240,000

**** GUIDE PRICE £240,000 - £250,000 BAY FRONTED TERRACE WITHIN WALKING DISTANCE TO THE CITY CENTRE AND TRAIN STATION **** Gilson Bailey are delighted to offer this WELL PRESENTED, BAY FRONTED, TWO BEDROOM, MID TERRACE HOUSE situated in the sought after Thorpe Hamlet area to the east of Norwich. Accommodation comprising bay fronted lounge, dining room, LARGER THAN AVERAGE KITCHEN and shower room to the ground floor. On the first floor there are two bedrooms off landing with bedroom one having a DRESSING ROOM and EN-SUITE BATHROOM. Outside there is a low maintenance front garden and a well presented, NON-BISECTED REAR GARDEN. The house benefits from double glazing, gas heating and is in excellent condition throughout. 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 floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here have not been tested and no guarantee is given in their availability or efficiency. See the green. Made with Measure C205.

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:

Lounge 13'3" x 11'1"

Double glazed window, radiator.

Dining Room 11'1" x 10'10"

Door to rear, radiator, storage cupboard.

Kitchen 12'2" x 6'6"

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

Shower Room 6'6" x 5'11"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'2" x 10'11"

Double glazed window, radiator.

Dressing Room 6'11" x 6'6"

Double glazed window.

Bathroom 6'5" x 5'0"

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

Bedroom Two 11'3" x 10'11"

Double glazed window, radiator, storage cupboard.

Outside Front

Low maintenance garden enclosed by brick walling with path to front door.

Outside Rear

Non-bisected garden with decking, shingle and grass, timber shed, enclosed by fencing with rear gate access.

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		88
(69-80) C		
(55-68) D	68	
(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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