

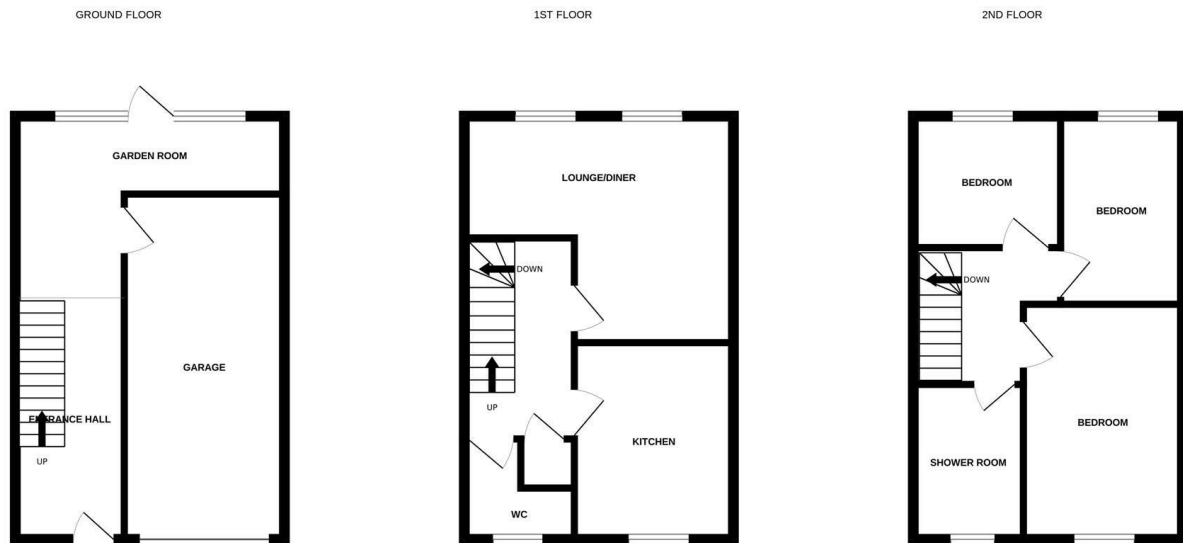


12 Ten Bell Lane | | Norwich | NR2 1HE

Guide Price £340,000

**** GUIDE PRICE £340,000 to £350,000 **STUNNING TOWNHOUSE IN A RARELY AVAILABLE CITY CENTRE LOCATION**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, THREE STOREY, MODERN TOWNHOUSE situated in the heart of Norwich City Centre. Accommodation comprising entrance hall and garden room to the ground floor. On the first floor there is a lounge/diner, MODERN FITTED KITCHEN and WC to the first floor. On the second floor there are THREE BEDROOMS and a STYLISH SHOWER ROOM OFF LANDING. Outside there is an OFF ROAD PARKING to the front that leads to an INTEGRAL GARAGE with lighting and a work bench area. To the rear there is an enclosed garden with patio seating area and rear gate access. The townhouse benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would suit a wide array of buyers so be quick to book a viewing to appreciate the quality and location on offer.





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

Front door to:

Entrance Hall

Open access to garden room, door to garage and stairs to first floor.

Garden Room 14'7" x 4'2"

Patio doors, double glazed window, radiator.

First Floor Landing

Doors to lounge/diner, kitchen, WC and stairs to second floor.

Lounge/Diner 15'6" x 14'6"

Two double glazed windows, radiator.

Kitchen 12'6" x 8'7"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, breakfast bar, double glazed window, radiator.

WC

Low level WC, hand wash basin, frosted double glazed window.

Second Floor Landing

Doors to three bedrooms and shower room.

Bedroom One 16'4" x 8'7"

Double glazed window, radiator.

Bedroom Two 11'7" x 6'9"

Double glazed window, radiator.

Bedroom Three 8'3" x 7'5"

Double glazed window, radiator.

Shower Room 8'5" x 6'4"

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

Outside Front

One off road parking space.

Garage 18'10" x 8'8"

With lighting and work bench space.

Outside Rear

Enclosed garden with patio seating area, enclosed by timber fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band C.

Tenure


Freehold

Utilities

Ultrafast 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		87
(69-80) C	71	
(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	

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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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