



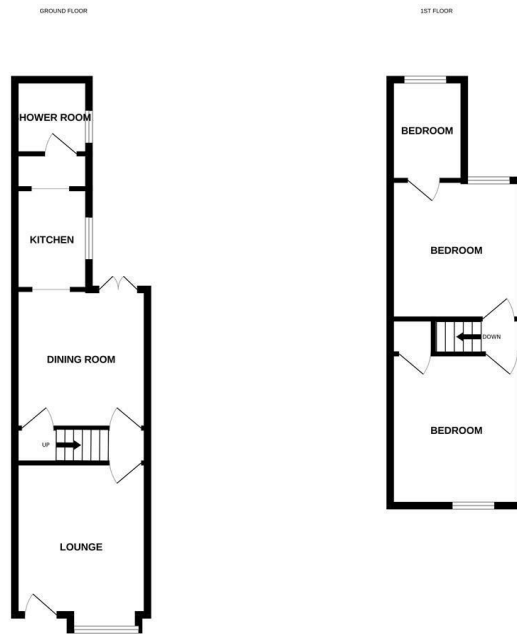
**35 Marion Road | | Norwich | NR1 4BN**

**Guide Price £240,000**

**\*\*GUIDE PRICE £240,000 - £250,000 STUNNING BAY FRONTED TERRACE HOUSE OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, BAY FRONTED, THREE BEDROOM, MID TERRACE HOUSE situated in the highly sought after Thorpe Hamlet area to the east of the City. Accommodation comprising lounge, dining room, modern fitted kitchen and shower room to the ground floor. On the first floor there are two bedrooms off landing with bedroom three off bedroom two. Outside there is a low maintenance front garden and a NON-BISECTED REAR GARDEN. The house benefits from double glazing, gas heating, NO ONWARD CHAIN and is in excellent condition throughout. The property would make an excellent 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 floorplan contained herein, measurements of plots, distances, areas and any other items are approximate and not responsible to any one person or institution. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agent and advertiser accept no liability for any errors or omissions, as to their quantity or otherwise, which may be given. Plans with Metreps (2025)

## Location

Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

## Accommodation Comprises

Front door to:

### Lounge 12'0" x 10'5"

Double glazed window, radiator.

### Dining Room 10'11" x 10'5"

French doors, radiator.

### Kitchen 7'11" x 5'10"

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

### Shower Room 5'8" x 5'8"

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

## First Floor Landing

Doors to two bedrooms.

### Bedroom One 11'0" x 10'5"

Double glazed window, radiator, cast iron fireplace, storage cupboard.

### Bedroom Two 11'1" x 10'5"

Double glazed window, radiator.

### Bedroom Three 8'2" x 5'11"

Double glazed window, radiator.

## Outside Front

Low maintenance garden with path to front door.

## Outside Rear

Non-bisected paved garden, timber shed, enclosed by timber fencing with rear gate access.

## Local Authority

Norwich City Council, Tax Band A.

## 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>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

### 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.

<https://www.gilsonbailey.co.uk>  
01603764444