



37 Beatrice Road | | Thorpe Hamlet | NR1 4BB

Offers In Excess Of £280,000

HALL ENTRANCE TERRACE ON SOUGHT AFTER TREE-LINED ROAD** Gilson Bailey are delighted to offer this RENOVATED, TWO BEDROOM, HALL ENTRANCE, MID TERRACE HOUSE situated in the popular Thorpe Hamlet area. Accommodation comprising entrance hall, lounge, dining room, kitchen and breakfast room to the ground floor. On the first floor there are TWO BEDROOMS and a bathroom off landing. Outside there is a low maintenance front garden and a NON-BISECTED REAR GARDEN. The house benefits from gas heating, NO ONWARD CHAIN and has been modernised to a very high standard throughout. The property would suit a wide array of buyers 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 no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee as to their condition or efficiency can be given. Plans with footings 12/25

Location

This highly sought-after tree-lined avenue is situated in the heart of Thorpe Hamlet, east of the historic Cathedral City centre of Norwich within walking distance to Norwich City centre and a great selection of other local amenities including schooling, doctors, local pubs and restaurants. You are also within reasonable walking distance to Norwich railway station and the Riverside complex.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room and stairs to first floor.

Lounge 11'1" x 10'3"

Sash window, radiator, cast iron fireplace.

Dining Room 11'11" x 10'10"

Sash window, radiator, cast iron fireplace.

Kitchen 12'5" x 6'10"

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

Breakfast Room 6'4" x 6'2"

Patio doors.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 13'8" x 11'1"

Two sash windows, radiator, cast iron fireplace.

Bedroom Two 12'0" x 8'5"

Sash window, radiator, cast iron fireplace.

Bathroom 12'6" x 6'11"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted sash windows.

Outside Front

Low maintenance garden with path to front door.

Outside Rear

Non-bisected garden 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		89
(69-80) C	69	
(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	

Local Authority

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Tenure

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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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