



9 Guelph Road | Thorpe Hamlet | Norwich | NR1 4AY

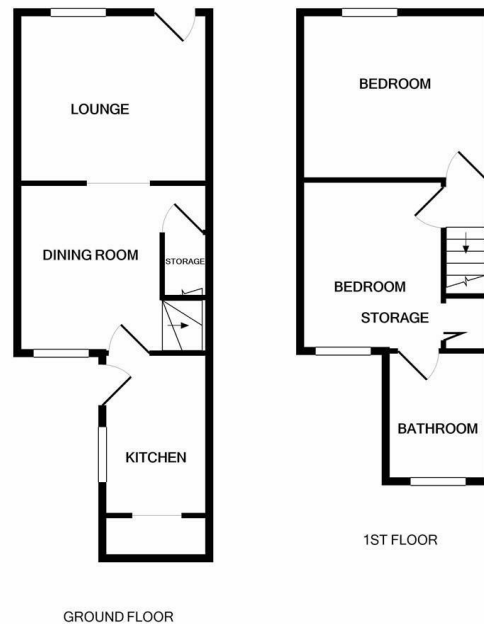
Offers In Excess Of £220,000

**** STYLISH END TERRACE WITH A LARGER THAN AVERAGE REAR GARDEN**** Gilson Bailey are delighted to present this beautifully modernised and well-presented two-bedroom end-terrace, perfectly positioned in the ever-popular Thorpe Hamlet area, just a short walk from Norwich City Centre. Offered with no onward chain, this charming home is ready to move straight into and would make an ideal first-time purchase or investment opportunity.

The accommodation comprises a welcoming lounge, separate dining room, and a sleek, modern fitted kitchen to the ground floor. Upstairs, two bedrooms are accessed off the landing, with bedroom two enjoying access to a stylish, contemporary bathroom. Outside, the property offers impressive outdoor space, with a private non-bisected courtyard garden complete with rear gate access, as well as the rare bonus of a larger, enclosed private garden with its own gated entry.

Further benefits include double glazing, gas-fired central heating, and an excellent position within easy reach of amenities, transport links, and the riverside. Early internal viewing is strongly recommended to fully appreciate all this superb home has to offer.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Guelph Road is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets. You are within walking distance of the City centre, Norwich Cathedral, Cathedral grounds, Norwich train station and Riverside development. There is ease of access to the Norwich Ring Road and A47 southern bypass.

Accommodation Comprises:

Front door to:

Lounge 11'10" x 10'4"

Double glazed sash windows to front, radiator, TV point.

Dining Room 10'4" x 8'10"

Double glazed sash windows to rear, radiator, cast-iron fireplace.

Kitchen 10'10" x 6'6"

Fitted base units with work tops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for washing machine and fridge, single glazed window to side, door to side.

First Floor Landing

With doors to both bedrooms.

Bedroom One 11'11" x 10'5"

Double glazed sash windows to front, cast-iron fireplace, radiator, wooden flooring.

Bedroom Two 10'5" x 9'0"

Double glazed sash window to rear, radiator, storage cupboard housing boiler.

Bathroom 7'10" x 6'6"

Timber panelled bath with shower over, low level WC, hand wash basin, radiator, double glazed frosted sash window to rear.

Outside

Rear paved courtyard garden with rear gate access to alley and further gated access to private garden with lawned area, mature plants and shrubs, enclosed by brick walling and timber fencing.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold

Utilities

Fibre to the cabinet broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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