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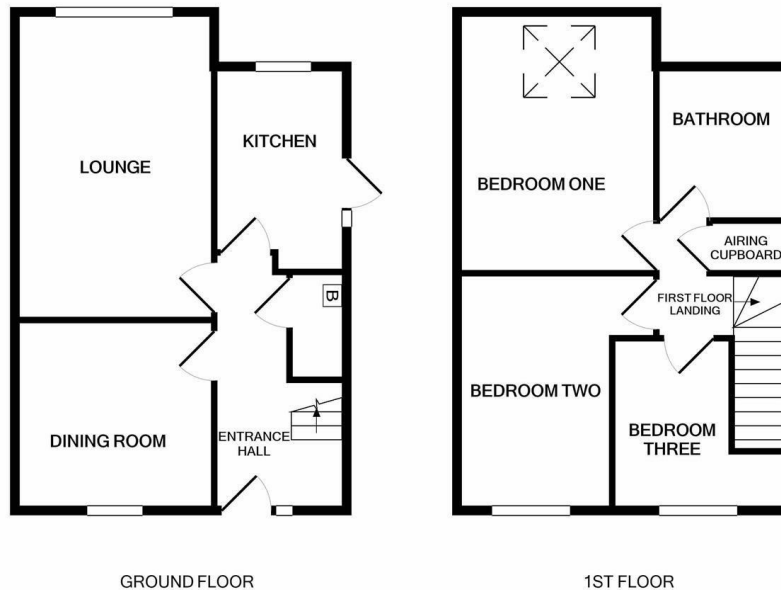


16b Ethel Road | | Norwich | NR1 4DB

Guide Price £300,000

**** GUIDE PRICE £300,000 - £325,000 - WITHIN WALKING DISTANCE TO THE CITY CENTRE AND TRAIN STATION **** Gilson Bailey are thrilled to present this charming three-bedroom semi-detached home, offering the perfect blend of comfort and convenience; the ground floor boasts a welcoming lounge, an elegant dining room ideal for entertaining, and a well-appointed kitchen, while upstairs three generously sized bedrooms and a stylish family bathroom complete the accommodation; outside, the property continues to impress with a shingle driveway providing valuable off-road parking, a small paved front garden, and a stunning mature enclosed rear garden – a private oasis perfect for family living, summer gatherings or peaceful relaxation; further enhanced by double glazing, gas-fired central heating, and an enviable location within walking distance of a wealth of local amenities, this home is sure to appeal to a wide range of buyers, and an internal viewing is an absolute must to fully appreciate all it has to offer.

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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

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:

Entrance Hall

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

Lounge 15'7" x 10'0"

Double glazed window to rear, radiator and TV point.

Dining Room 10'0" x 9'7"

Double glazed window to front and radiator.

Kitchen 10'0" x 6'8"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted electric oven, space for fridge freezer and washing machine and double glazed window to rear.

First Floor Landing

Doors to all bedrooms and bathroom.

Bedroom One 13'7" x 10'0"

Triple glazed V-Lux window to rear, radiator and built-in wardrobes.

Bedroom Two 11'8" x 10'2"

Double glazed window to front and radiator.

Bedroom Three 9'0" x 8'8"

Double glazed window to front, radiator and built-in study area.

Bathroom 7'6" x 6'8"

Panel bath with shower over, low-level WC, hand wash basin, heated towel rail and frosted double glazed window to side.

Outside Front

Small paved garden with shingle driveway side for off-road parking.

Outside Rear

Lawn garden with shingled seating area with mature plants and shrubs, enclosed by brick walling and timber fencing with timber shed.

Local Authority

Norwich City Council, Tax Band C.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(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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