

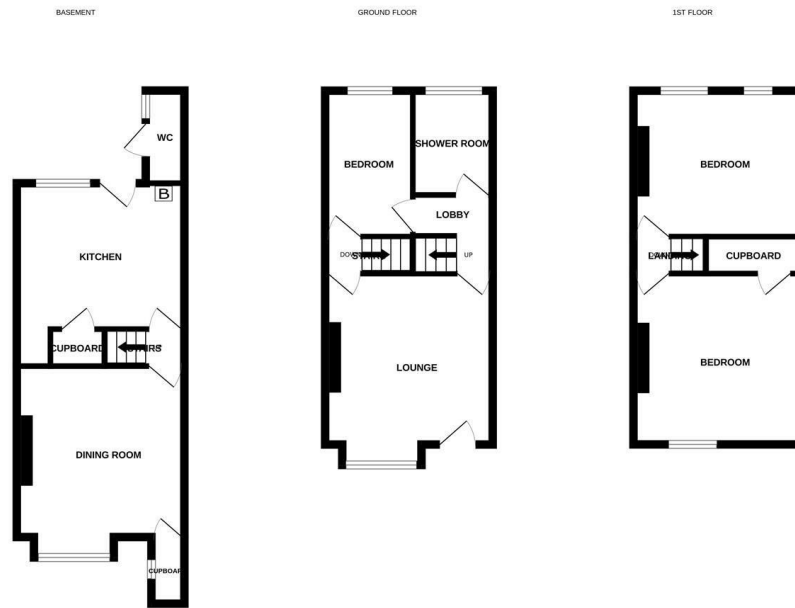


18 Marion Road | | Thorpe Hamlet | NR1 4BN

Guide Price £240,000

**** GUIDE PRICE £250,000 - £260,000 - SPACIOUS BAY FRONTED THREE STOREY TERRACE IN THORPE HAMLET **** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, BAY FRONTED, MID TERRACE HOUSE situated in the highly sought after Thorpe Hamlet area to the east of Norwich. Accommodation comprising lounge, study/ bedroom and shower room on the ground floor. Stunning kitchen/diner and bedroom /reception room on the first floor and two double bedrooms off the second floor landing . Outside there is an enclosed rear garden and on street permit parking . The house benefits from double glazing, gas heating and is presented in good order. An internal viewing is highly recommended to appreciate the space on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 is given as to their operability or efficiency can be given.
Made with Metropix C5024

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

Door to

Lounge 11'8" x 12'11"

UPVC window, door to stairwell, radiator, door to

Study/Bedroom 6'1" x 10'2"

UPVC window, radiator

Shower Room

Three-piece suite, double shower cubicle, hand wash basin with vanity unit, Low level WC, UPVC window, chrome heated towel rail.

First Floor Landing

Doors to Kitchen/diner and bedroom three/reception room.

Kitchen/Diner

Wall and base units, single sink, stainless steel oven and hob, understairs recess, UPVC window, door to rear, space for washing machine and fridge freezer

Bedroom / Reception Room 11'8" x 12'5"

UPVC window, radiator, door to front .

Second Floor Landing

Doors to bedrooms one and two.

Bedroom One 12'4" x 12'0"

UPVC window, radiator, cupboard .

Bedroom Two 11'11" x 10'7"

Two UPVC window, radiator.

Outside

Enclosed rear garden with gate to passage.

Tenure

Freehold

Local Authority

Norwich City Council - Tax Band B

Utilities

Ultrafast Broadband available.

Mains Gas, electric and water.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	65	
(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

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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