

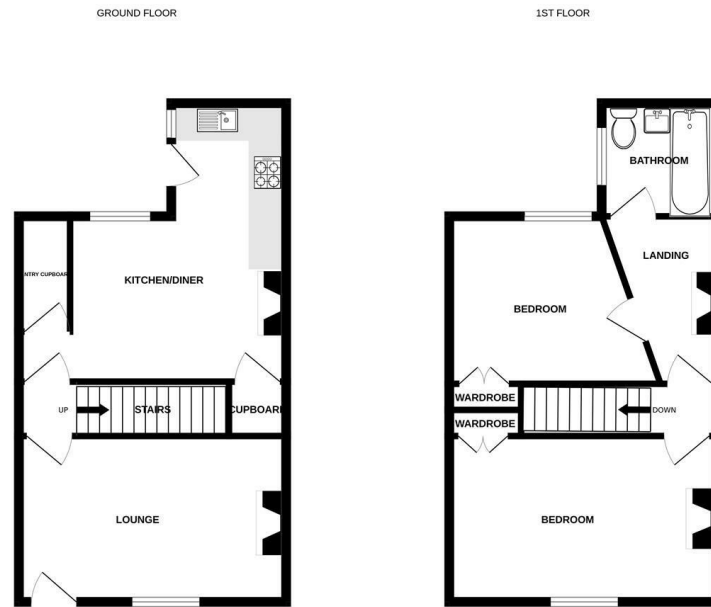


9 Chapel Lane | | Norwich | NR7 0EX

Guide Price £250,000

GUIDE PRICE £250,000 - £260,000 Tucked away along a quiet private lane just moments from River Green, this charming two-bedroom end-terrace cottage offers the perfect blend of character and convenience in one of Norwich's most sought-after spots. Step inside to discover a welcoming lounge with a feature fireplace, leading through to a bright and spacious L-shaped kitchen/breakfast room, complete with pantry and clever storage. Upstairs, two comfortable double bedrooms and a well-positioned bathroom provide practical yet inviting accommodation. Outside, a private courtyard gives access to two versatile brick-built outbuildings – one set up with plumbing for laundry and one could be used as a cycle store – and a raised, terraced garden ideal for summer evenings and weekend relaxation. With gas central heating, a wealth of original features, and an enviable setting close to riverside walks, pubs, and transport links, this lovely home is perfectly suited to first-time buyers, downsizers, or anyone seeking a truly characterful place to call their own.





Whilst every attempt has been made to ensure the accuracy of the floorplans 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 is given as to their condition or efficiency at the time of writing.
Made with Metreplan 10/05

Location

Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

Tenure

Freehold

Utilities

Fibre broadband available.
Mains water, gas and electric.

Accommodation Comprises

Front door to:

Lounge 16'1" x 10'0"

Sash window, radiator, cast iron fireplace, internet and TV point.

Kitchen/Diner 16'9" x 16'1"

Fitted wall and base units with worktops over, sink and drainer, integrated dishwasher and fridge, fitted hob and oven, sash window, radiator, storage cupboard, door to rear, pantry cupboard.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 16'1" x 10'9"

Sash window, radiator, built in wardrobe.

Bedroom Two 12'8" x 10'1"

Sash window, radiator, built in wardrobe.

Bathroom 6'11" x 6'9"

Timber panelled bath with shower over, low level WC, hand wash basin, radiator, frosted window.

Local Authority

Broadland District Council, Tax Band B.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		71
(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

Broadland District Council, Tax Band B

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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