



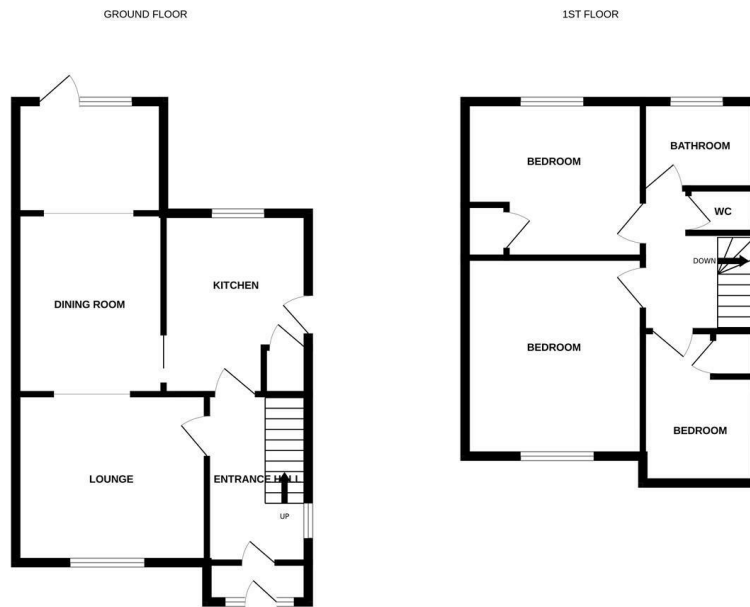
95 Charles Avenue | Thorpe St Andrew | Norwich

LN27 0DE

£290,000

GUIDE PRICE: £290,000 - £300,000 ****EXTENDED SEMI DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to present this extended three-bedroom semi-detached home, ideally located in the highly sought-after suburb of Thorpe St Andrew. Brimming with potential, this spacious property offers bright and versatile accommodation including an inviting entrance hall, comfortable lounge, separate dining room, and a well-proportioned kitchen on the ground floor. Upstairs features three generous bedrooms, a family bathroom, and a separate WC off the landing. Outside, the home enjoys a lawned front garden, driveway providing ample off-road parking, a carport and garage, and a wonderful mature rear garden perfect for families or keen gardeners alike. Benefiting from double glazing, gas heating, and no onward chain, this much-loved home offers an exciting opportunity to modernise and create your dream property in one of Norwich's most desirable areas – early viewing is strongly advised!





Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

Lounge 11'11" x 10'6"

Double glazed window, gas heater.

Dining Room 18'4" x 9'3"

Door to rear, radiator.

Kitchen 11'4" x 9'1"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, pantry, door to side, boiler.

First Floor Landing

Doors to three bedrooms, bathroom and WC.

Bedroom One 12'5" x 11'1"

Double glazed window, radiator.

Bedroom Two 11'1" x 9'8"

Double glazed window, radiator, airing cupboard.

Bedroom Three 10'2" x 7'2"

Double glazed window, radiator, cupboard.

Bathroom 7'1" x 5'5"

Panelled bath with shower over, hand wash basin, radiator, frosted double glazed window.

WC

Low level WC, frosted double glazed window.

Outside Front

Lawned garden with mature plant and shrubs and a driveway providing off road parking leading to a carport and garage/workshop.

Outside Rear

Patio area, lawned garden, mature plants and shrubs, enclosed by timber fencing.

Local Authority

Broadland District 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		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(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 C

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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01603764444