



40 Beatrice Road | | Thorpe Hamlet | NR1 4BB

Guide Price £300,000

****GUIDE PRICE £300,000 - £325,000**** Gilson Bailey are delighted to offer this stunning, bay-fronted, hall entrance three-bedroom mid-terrace house, situated on a highly sought-after road in the popular Thorpe Hamlet area of Norwich. The accommodation comprises an entrance hall, spacious lounge, separate dining room, and a modern fitted kitchen on the ground floor. On the first floor, there are three well-proportioned bedrooms and a stylish bathroom off the landing. Outside, the property enjoys a low-maintenance front garden and a non-bisected rear garden providing a private outdoor space. The house benefits from gas central heating, double glazing. Combining original period features with modern style and comfort, this impressive home will appeal to a wide range of buyers, including first-time purchasers, families, and investors. Early viewing is highly recommended to appreciate all this beautiful home has to offer.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, heights and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The actual, current and applicable laws have not been tested and no guarantee is given to the accuracy of the information contained herein. Made with Floorplan 12.0.0

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 and stairs to first floor.

Lounge 11'9" x 11'0"

Double glazed window with shutter blinds, radiator, cast iron fireplace.

Dining Room 11'9" x 11'1"

Double glazed window, radiator, cast iron fireplace, understairs storage.

Kitchen 11'3" x 7'8"

Fitted wall and base units with worktops over, butler sink with tap over, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, two double glazed windows, door to side.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 14'5" x 9'8"

Double glazed window with shutter blinds, radiator.

Bedroom Two 11'8" x 7'10"

Double glazed window, radiator.

Bedroom Three 9'8" x 8'2"

Double glazed window, radiator.

Bathroom 11'1" x 5'1"

Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Low maintenance garden with path to front door.

Outside Rear

Non-bisected paved garden enclosed by timber fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band B.

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	65	
(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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