



24 Salisbury Road | | Norwich | NR1 1TU

Offers In Excess Of £290,000

VENDOR HAS FOUND**BE QUICK TO VIEW THIS BEAUTIFULLY PRESENTED TERRACE**Situated on a favoured road to the east of Norwich, close to the train station is this magnificent, extended, bay fronted Victorian mid terrace house with contemporary open plan living, two bathrooms, attic room and single garage. Internal accommodation comprising bay fronted lounge, stunning open plan kitchen/dining room, rear lobby and shower room. On the first floor there are two bedrooms off-landing with the master giving access to an en-suite bathroom and to the whole of the second floor is an attic room. Features includes some sash style double glazed windows, wooden flooring, stripped pine doors, wood burner, picture rails, coving and ceiling rose. Outside there is a non-bisected South/West facing rear garden with impressive decked area, ideal for entertaining, storage shed and access to the single garage.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of actual rooms, rooms and any other items are approximate and no responsibility is taken for any variation or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operation or efficiency can be given. Made with floorplan 12/20/16

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:

Lounge 11'11" x 14'0"

Double glazed sash bay window, wood burner, ceiling rose, picture rails, coving, radiator. Door to:

Dining Room 11'11" x 11'3"

Under stairs storage cupboard, radiator, ceiling rose, coving, picture rails, Open plan to Kitchen

Kitchen 11'11" x 7'11"

Fitted wall and base units with worktops over, sink and drainer, built in electric oven and gas hob. Integrated dishwasher, space for fridge/freezer. Sky light and double glazed window to rear

Lobby 6'9" x 3'2"

Radiator, doors to rear garden and shower room.

Shower Room 6'9" x 5'0"

Three piece suite comprising low level wc, pedestal hand wash basin, shower enclosure, heated towel rail, space for washing machine, double glazed window to rear garden.

First Floor Landing

Doors to Master Bedroom, Second Bedroom and Loft Room

Bedroom One 11'11" x 11'4"

Radiator, double glazed window to rear garden, door to En-suite

En-Suite 6'9" x 7'10"

Three piece suite comprising low level wc, pedestal hand wash basin, panelled bath with shower over, radiator, tiling, double glazed window to rear garden

Bedroom Two 11'11" x 8'2"

Radiator, under stairs storage cupboard and double glazed sash window to front garden

Loft Room 11'11" x 17'8"

Exposed wooden beams, storage cupboards, electric radiator, two velux windows

Outside Front

Low maintenance front garden with pathway to front door

Outside Rear

Non Bisected garden, storage shed housing the tumble dryer, large decked area leading to grass and pathway to the garage. Gate to the rear.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre broadband available.
Mains gas, water and electric.

AGENTS NOTE

Please note this property is being offered for sale by an employee of Gilson Bailey and Partners and as such you may wish to take independent professional advice before proceeding to purchase.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council

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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