



20 Primrose Road | | Norwich | NR1 4AS

Price Guide £235,000

GUIDE PRICE: £235,000 - £240,000 ****CHARMING THORPE HAMLET TERRACE****
Gilson Bailey are delighted to offer this well-presented two-bedroom mid-terrace house situated within the highly sought-after Thorpe Hamlet area of Norwich. Offering charming and well-maintained accommodation throughout, the property comprises an open-plan lounge/diner, fitted kitchen, useful lean-to and ground floor WC. Upstairs, there are two bedrooms accessed from the landing, with one benefiting from an en-suite bathroom. Outside, the property enjoys a low-maintenance front garden and a generous, beautifully presented bisected rear garden, providing excellent outdoor space for relaxing and entertaining. Further benefits include double glazing, gas central heating and excellent decorative condition throughout, making this an ideal first-time purchase or buy-to-let investment.





Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, levels and any other data are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown here are not intended as a guarantee as to their operation or efficiency and may be given. Made with Metropac E2000.

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/Diner 27'5" x 11'6"

Two double glazed windows, two radiators, stairs to first floor.

Kitchen 12'5" x 6'3"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, double glazed window, door to side.

Lean to 16'0" x 4'4"

Space for washing machine, double glazed windows, door to rear.

WC 6'7" x 2'8"

Low level WC, radiator, boiler.

First Floor Landing

Doors to bedrooms one and two.

Bedroom One 11'11" x 11'6"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'11" x 11'6"

Double glazed window, radiator, built in cupboards.

Bathroom 8'6" x 6'3"

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

Outside Front

Low maintenance garden enclosed by fencing with path to front door.

Outside Rear

Bisected garden with patio leading to lawned area with timber garden shed, all enclosed by brick walling and timber panelled fencing.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold

Utilities

Fibre to the property.


Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	79
(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, Tax Band A

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.