







17 Primrose Crescent I I Norwich I NR7 0SE

Guide Price £220,000

** GUIDE PRICE £220,000 - £240,000 - OFFERED WITH NO ONWARD CHAIN ** Gilson Bailey are delighted to offer this well-proportioned, two bedroom semi-detached house, pleasantly situated in the highly sought-after suburb of Thorpe St Andrew and offered with the welcome advantage of no onward chain. Providing comfortable accommodation with plenty of scope for a new owner to make their own, the ground floor comprises an entrance hall, inviting lounge, separate dining room and kitchen. Upstairs, there are two good-sized bedrooms and a bathroom off landing, creating a practical and straightforward layout. Outside, the property benefits from front and rear gardens, with gated access from the rear leading to an en-bloc garage, providing useful parking or additional storage. Further benefits include double glazing and gas heating. With its desirable Thorpe St Andrew location, well-balanced accommodation, outside space, garage and chain-free sale, this appealing home represents a great opportunity for first-time buyers, so be quick to book a viewing.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk



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
Door to dining room and stairs to first floor.

Dining Room 13'1" x 9'5"
Double glazed window, radiator.

Lounge 16'4" x 10'7"
Double glazed window, radiator.

Kitchen 18'11" x 5'10"
Fitted wall and base units worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, two double glazed windows, radiator, door to rear.

First Floor Landing
Doors to two bedrooms and bathroom.

Bedroom One 16'4" x 9'6"
Two double glazed windows, radiator.

Bedroom Two 10'8" x 7'4"
Double glazed window, radiator.

Bathroom 8'6" x 7'8"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Steps up to lawned and paved garden.

Outside Rear
Paved garden, mature plants and shrubs, enclosed by timber fencing with rear gate access to en-bloc garage.

Local Authority
Broadland District Council, Tax Band B.

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.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

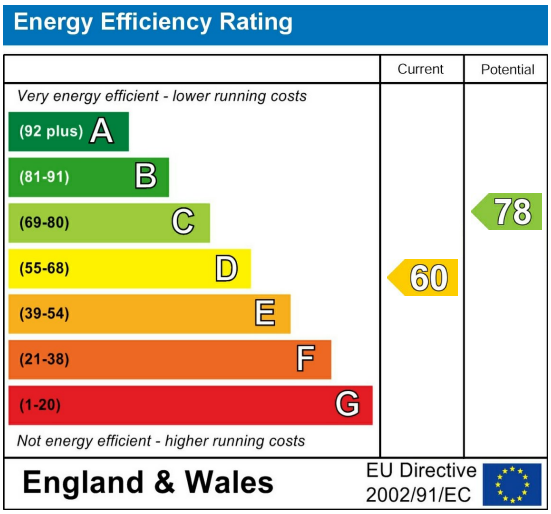












Local Authority

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.