

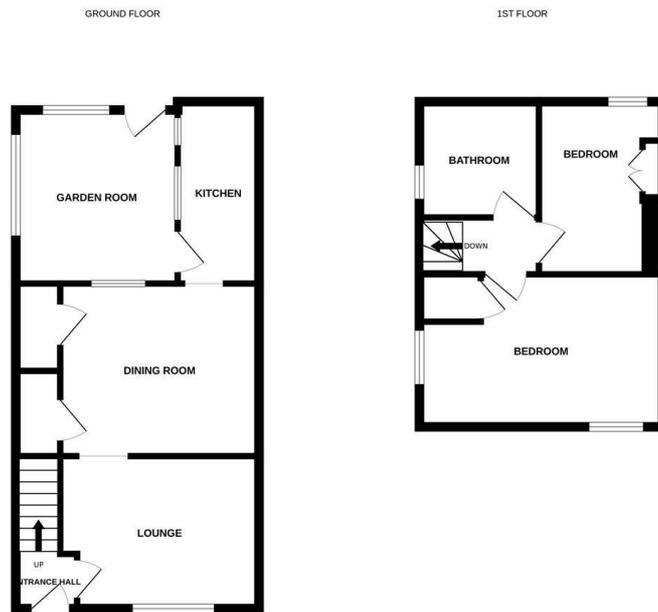


**45 Primrose Crescent | | Norwich | NR7 0SF**

**Offers In Excess Of £190,000**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this extended two-bedroom semi-detached home, ideally positioned in the highly sought-after suburb of Thorpe St Andrew, featuring a driveway, garage and a mature enclosed rear garden. The accommodation includes a lounge, dining room, kitchen and garden room, with two bedrooms and a bathroom upstairs, while benefits such as double glazing, gas central heating and no onward chain add to the appeal. Requiring modernisation throughout, this property offers fantastic potential and would suit a wide range of buyers—early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 hereon are not intended and no guarantee as to their condition or efficacy can be given. Made with Metropac CAD.

### 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 lounge and stairs to first floor.

#### Lounge 12'2" x 9'4"

Double glazed window, radiator.

#### Dining Room 12'4" x 10'7"

Double glazed window, radiator, two cupboards.

#### Kitchen 11'3" x 4'11"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, washing machine and fridge/freezer.

#### Garden Room 10'9" x 8'5"

Double glazed window.

#### First Floor Landing

Doors to two bedrooms and bathroom.

#### Bedroom One 15'4" x 9'6"

Two double glazed windows, radiator.

#### Bedroom Two 10'8" x 7'6"

Double glazed window, radiator.

#### Bathroom 7'8" x 7'6"

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

#### Outside Front

Mature garden, driveway and garage.

#### Outside Rear

Mature garden enclosed by timber fencing.

#### Local Authority

Broadland District 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Broadland District Council, Tax Band B

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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.