



4 Vulcan Cottages The Street | Trowse | Norwich

LN2 7 6SD

Guide Price £300,000

****GUIDE PRICE £300,000 - £325,000 RARELY AVAILABLE TERRACE IN TROWSE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this charming three-bedroom, porch-entrance mid-terrace cottage, enviably located in the highly sought-after village of Trowse. Blending a wealth of original features with modern comforts, the accommodation comprises an entrance porch, cosy lounge, separate dining room, contemporary kitchen, utility room and bathroom to the ground floor. Upstairs, there are two bedrooms off the landing with bedroom three accessed via bedroom two, offering flexible living arrangements. Outside, the property enjoys a low-maintenance shingled front garden, while to the rear there is a generous bisected garden accessed via a neighbouring garden. Benefiting from gas central heating and brimming with character and charm throughout, this delightful cottage would suit a wide range of buyers, and early viewing is highly recommended to fully appreciate its unique appeal.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, rooms and any other items 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 by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metaplan (2020)

Location

The sought after area of Trowse lies two miles south of the City centre of Norwich, and offers a wonderful variety of amenities including Whitlingham Country Park, dry ski slope, two public houses, café, village shop and excellent primary school, with easy access out onto the Southern Bypass.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Lounge 12'2" x 10'5"

Sash window, radiator, cast iron fireplace.

Dining Room 12'2" x 10'9"

Sash window, radiator, storage cupboard.

Kitchen 7'11" x 6'3"

Fitted base units with worktops over, sink and drainer, fitted hob and oven, window, door to side.

Utility Room 6'11" x 6'1"

Space for washing machine and tumble dryer, two windows.

Bathroom 6'0" x 6'0"

Panelled bath, low level WC, hand wash basin, radiator, frosted window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 12'2" x 10'6"

Sash window, radiator, storage cupboard.

Bedroom Two 12'1" x 10'9"

Sash window, radiator.

Bedroom Three 7'10" x 6'2"

Window, radiator, boiler.

Outside Front

Small shingled garden with steps to front door.

Outside Rear

Bisected garden accessed through a neighbouring garden with lawn, mature plants and shrubs, enclosed by timber fencing.

Local Authority

South Norfolk District Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre to the property.

Mains gas, water and electric.



Energy Efficiency Rating

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