







24 Quebec Road I I Norwich I NR1 4HZ

Offers In Excess Of £220,000

EXTENDED TERRACE WITH A LOFT ROOM Gilson Bailey are thrilled to present this beautifully extended two-bedroom mid-terrace home, perfectly positioned in the ever-popular Thorpe Hamlet area of Norwich. This charming property effortlessly combines space, style and practicality, boasting a welcoming entrance porch, a generous extended lounge, a separate dining room, well-appointed extended kitchen and contemporary shower room to the ground floor. Upstairs offers two well-proportioned bedrooms off landing, with bedroom two enjoying its own en-suite bathroom and stairs rising to a versatile loft room — perfect as a home office, dressing room or creative space. Outside, the property continues to impress with a low-maintenance front garden and a private, non-bisected rear garden ideal for summer evenings. With double glazing, gas central heating and excellent condition throughout, this fantastic home is ready to move straight into and would make a perfect first-time buy — early viewing is highly recommended to avoid disappointment.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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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:

Entrance Porch
Door to:

Lounge 15'7" x 11'8"
Double glazed window, two radiators, cast iron fireplace.

Dining Room 11'10" x 11'7"
Radiator, storage cupboard.

Kitchen 14'2" x 11'2" x 4'0"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, freezer and washing machine, radiator, door to rear, skylight.

Shower Room 8'3" x 6'3"
Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window, storage cupboard.

First Floor Landing
Doors to two bedrooms.

Bedroom One 11'7" x 11'3"
Double glazed window, radiator, cast iron fireplace, storage cupboard.

Bedroom Two 11'10" x 11'7"
Double glazed window, radiator, stairs to loft room.

Bathroom 8'9" x 6'2"
Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window, cupboard housing boiler.

Loft Room 12'3" x 10'6"
Velux window, radiator.

Outside Front
Small low maintenance garden enclosed by walling with path to front door.

Outside Rear
Non-bisected garden enclosed by timber 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.

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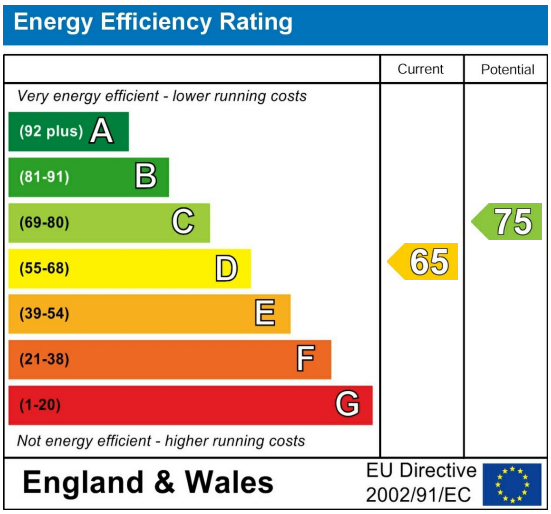












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.