







139 Ketts Hill I I Norwich I NR1 4HD

Guide Price £210,000

FOUR BEDROOM SEMI DETACHED HOUSE WITH A LOFT ROOM AND NO ONWARD CHAIN Gilson Bailey are delighted to offer this spacious four-bedroom hall-entrance Victorian semi-detached home, ideally located in the highly sought-after area of Thorpe Hamlet, within easy walking distance of the vibrant city centre of Norwich. Brimming with character and potential, the accommodation comprises an entrance hall, lounge, dining room, kitchen, utility room, lean-to and WC on the ground floor. Upstairs, four bedrooms and a family bathroom are accessed off the landing, with additional stairs leading to a useful loft room. Outside, the property benefits from an enclosed rear garden, with a right of way for the neighbouring property to access the rear and side. Offered with no onward chain and requiring modernisation throughout, this attractive period home presents a fantastic opportunity for buyers looking to create a superb family home in a prime location.

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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 Hall
Doors to lounge, dining room and stairs to first floor.

Lounge 13'3" x 9'5"
Window, cast iron fireplace.

Dining Room 13'4" x 11'10"
Two windows, fireplace.

Kitchen 12'4" x 8'0"
Sink and drainer, space for cooker and fridge/freezer, pantry, window.

Utility 8'4" x 6'7"
Two windows, space for utilities.

Lean To 8'5" x 4'5"

WC
Low level WC, hand wash basin.

First Floor Landing
Doors to four bedrooms, bathroom and stairs to loft room.

Bedroom One 12'0" x 8'4"
Window, cast iron fireplace.

Bedroom Two 11'3" x 10'11"
Window, cast iron fireplace.

Bedroom Three 10'9" x 6'2"
Two windows.

Bedroom/Study 8'0" x 7'9"
Window.

Bathroom 7'4" x 5'1"
Panelled bath with shower over, low level WC, hand wash basin, window.

Loft Room 12'5" x 12'3"

Outside Rear
Paved garden with mature plants and shrubs, timber shed, enclosed by fencing. Please note neighbour has right of access to the rear and side.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Freehold

Utilities
Fibre to the property.
Mains water and electric.
No heating.

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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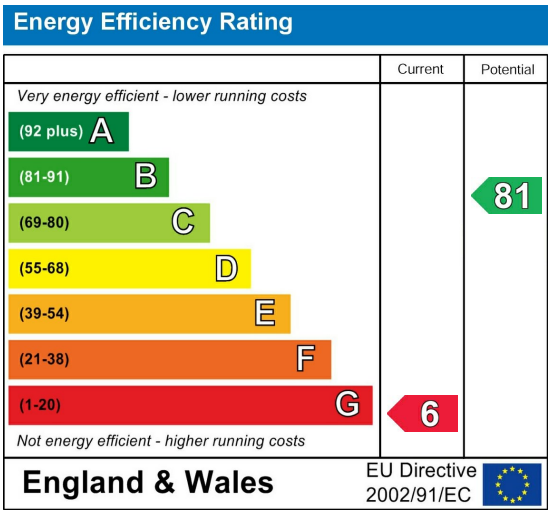












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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