62 Vincent Road | | Norwich | NR1 4HH

Guide Price £260,000

GUIDE PRICE £260,000 - £270,000 Gilson Bailey are delighted to present this stunning, spacious bay-fronted over-passage three-bedroom mid-terrace home, ideally located in the highly sought-after Thorpe Hamlet area of Norwich, perfectly blending period charm with modern living and just a short distance from the city centre. Beautifully presented throughout, the property features entrance porch leading to a bright and elegant lounge with bay window, a generous dining room ideal for entertaining, and a sleek, contemporary kitchen. Upstairs offers three well-proportioned bedrooms and a stylish bathroom off landing. Externally, the home enjoys a low-maintenance front garden and a particularly generous bisected rear garden, complete with a versatile studio space—ideal for working from home, hobbies, or a private retreat. With double glazing, gas central heating, and the added advantage of no onward chain, this exceptional home is ready to move straight into and would make a perfect first-time purchase, so early viewing is highly recommended to fully appreciate the space, quality, and prime location on offer.

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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 13'0" x 11'0"
Double glazed window, radiator, wood burner.

Dining Room 10'11" x 10'9"
Double glazed window, radiator, cupboard.

Kitchen 11'8" x 6'4"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, door to side.

First Floor Landing
Doors to bedrooms one, two, three and bathroom.

Bedroom One 14'11" x 10'8"
Two double glazed windows, radiator.

Bedroom Two 11'9" x 10'10"
Double glazed window, radiator, cupboard.

Bedroom Three 8'11" x 5'8"
Double glazed window, radiator.

Bathroom 8'11" x 5'4"
Bath with rainfall shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front
A small front garden with path to front door.

Outside Rear
Large bisected garden with a patio seating area, enclosed by timber fencing.

Studio 13'1" x 11'4"

Local Authority
Norwich City Council, Tax Band B.

Tenure
Freehold

Utilities
Fibre to the property.
Mains gas, water and electric.

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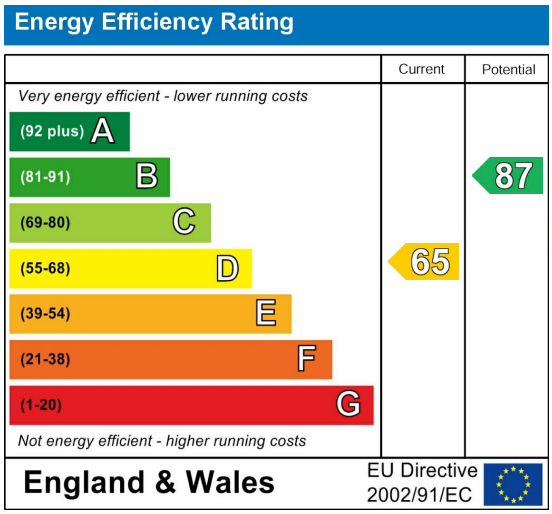

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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

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