



37 Quebec Road | | Norwich | NR1 4HZ

Guide Price £200,000

****GUIDE PRICE £200,000 - £210,000 **OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this charming two-bedroom end-terrace home, ideally situated within the highly sought-after Thorpe Hamlet area of Norwich, just a short distance from the city centre, railway station and a wealth of local amenities. Offering well-proportioned accommodation throughout, the property features an entrance porch leading into a comfortable lounge, a separate dining room, a fitted kitchen and a useful utility room. Upstairs, there are two bedrooms and a family bathroom accessed from the landing. Externally, the property benefits from a driveway providing valuable off-road parking to the front, while to the rear is a substantial non-bisected garden, offering excellent outdoor space with plenty of potential for keen gardeners and those who enjoy al fresco dining. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain. With its desirable location and excellent potential, this attractive home would make an ideal first-time purchase or buy-to-let investment, and early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Lounge/Diner 10'3" x 22'3"

Two double glazed windows, two radiators.

Kitchen 5'6" x 11'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, double glazed window, radiator.

Utility Room 5'5" x 5'7"

Space for fridge/freezer, washing machine and dishwasher, double glazed window, boiler.

Bedroom One 10'6" x 12'0"

Double glazed window, radiator.

Bedroom Two 5'2" x 9'9"

Double glazed window, radiator.

Bathroom

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

Outside Front

Shingled driveway providing off road parking.

Outside Rear

Large 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band A

Tenure

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.

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