







61 Vincent Road | | Norwich | NR1 4HQ

Offers In Excess Of £190,000

BAY FRONTED TERRACE WITH A LOFT ROOM Gilson Bailey are delighted to offer this bay-fronted two bedroom mid-terrace house, currently utilised as a three bedroom property, ideally positioned within the highly sought-after Thorpe Hamlet area of Norwich, within walking distance of the City Centre. Offered with the significant advantage of no onward chain, this appealing home provides generous and versatile accommodation, making it an excellent opportunity for first-time buyers or those seeking flexible living space in a desirable location. The ground floor comprises a welcoming entrance porch leading into an inviting bay-fronted lounge, separate dining room and a fitted kitchen. Upstairs, there are two well-proportioned bedrooms off landing, with one bedroom enjoying the added convenience of its own en-suite bathroom, together with stairs leading to a versatile loft room, providing a variety of other uses. Outside, the property benefits from a small, low-maintenance front garden, while to the rear is a mature, bisected garden, offering a lovely space for gardening, relaxing or entertaining during the warmer months. Further benefits include double glazing and gas heating. Combining characterful bay-fronted accommodation, a useful loft room, generous outside space and a fantastic Thorpe Hamlet location close to Norwich City Centre, this chain-free property would make a great first-time purchase, so be quick to book a viewing.

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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 13'1" x 11'5"
Double glazed window, radiator.

Dining Room 11'6" x 10'10"
Double glazed window, radiator, cupboard.

Kitchen 12'2" x 7'0"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window, door to side.

First Floor Landing
Doors to two bedrooms.

Bedroom One 11'5" x 10'10"
Double glazed window, radiator.

Bedroom Two 11'7" x 8'4"
Double glazed window, radiator.

Bathroom 12'3" x 6'11"
Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, radiator, frosted double glazed window.

Loft Room 12'9" x 10'3"
Velux window.

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

Outside Rear
Bisected garden enclosed by timber fencing.

Local Authority
Norwich City Council, Tax Band B.

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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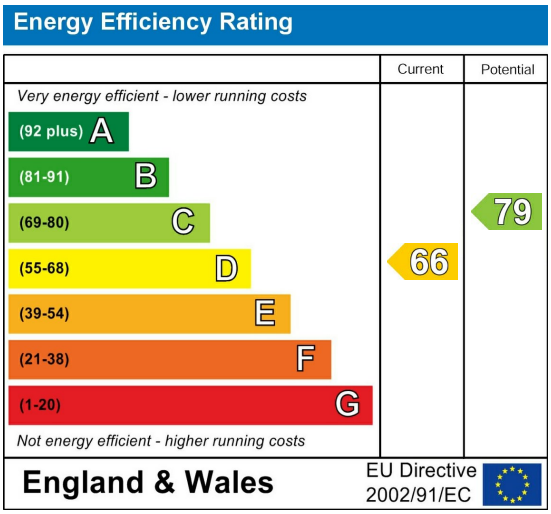












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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