







78 Britannia Road I I Norwich I NR1 4HS

Offers In Excess Of £200,000

** HALL ENTRANCE BAY FRONTED TERRACE OFFERED WITH NO ONWARD CHAIN ** Gilson Bailey are delighted to offer this hall entrance, bay-fronted 2/3 bedroom mid-terrace home, ideally situated in the highly sought-after area of Thorpe Hamlet, just a short distance from the vibrant centre of Norwich. Offering flexible accommodation, the property comprises an entrance hall, a bay-fronted lounge that could alternatively be used as a ground floor bedroom, a dining room, kitchen and a convenient ground floor WC. To the first floor there are two well-proportioned bedrooms and a shower room accessed from the landing. Externally, the property benefits from a low-maintenance front garden and a private, non-bisected rear garden, ideal for relaxing or entertaining. Further benefits include double glazing, gas central heating and the advantage of being offered with no onward chain, making it an excellent opportunity for first-time buyers or investors seeking a buy-to-let in one of Norwich's most desirable locations. Early viewing is highly recommended.

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Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk



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
Door to dining room and stairs to first floor.

Lounge/Bedroom 13'6" x 9'9"
Double glazed window, radiator.

Dining Room 11'11" x 10'0"
Double glazed window, radiator, cupboard.

Kitchen 11'3" x 8'0"
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.

WC 8'0" x 2'2"
Low level WC, hand wash basin, radiator, frosted window.

First Floor Landing
Doors to two bedrooms and shower room.

Bedroom One 13'2" x 11'1"
Two double glazed windows, radiator.

Bedroom Two 11'10" x 7'9"
Double glazed window, radiator.

Shower Room 8'0" x 7'10"
Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

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

Outside Rear
Non-bisected paved garden enclosed by timber fencing with rear gate access.

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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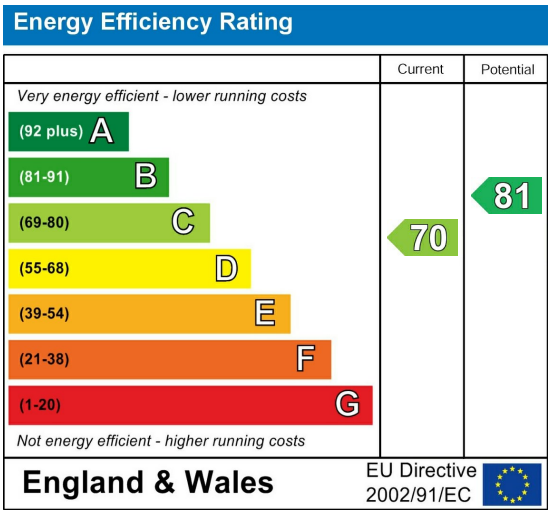












Local Authority

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.