

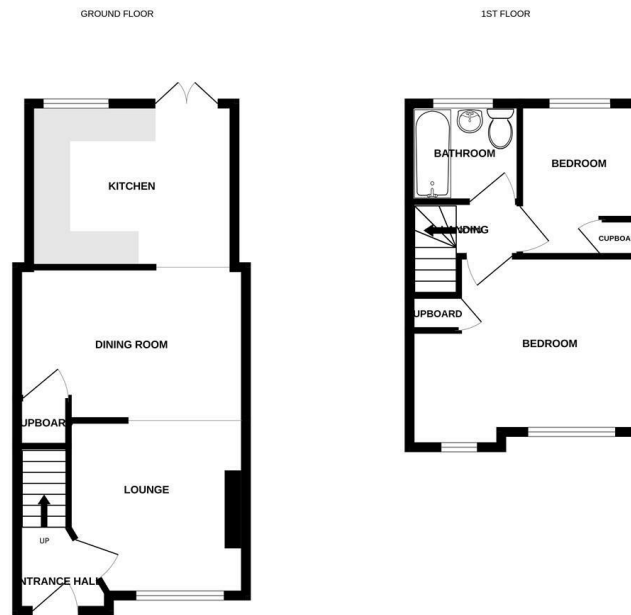


41 Furze Road | | Norwich | NR7 0AT

Offers In Excess Of £250,000

****RENOVATED EXTENDED TERRACE HOUSE**** Gilson Bailey are delighted to offer this stunning, renovated and extended two-bedroom mid-terrace home, ideally located within the highly sought-after suburb of Thorpe St Andrew. Beautifully presented throughout, this charming property offers a perfect blend of character and modern living, with accommodation comprising a welcoming entrance hall, a cosy lounge, a separate dining room ideal for entertaining, and a stylish modern kitchen. Upstairs, two well-proportioned bedrooms and a contemporary bathroom are accessed from the landing. Externally, the property benefits from a driveway providing off-road parking, along with a large, mature rear garden offering a wonderful space for relaxing or entertaining. Further benefits include double glazing, gas central heating, and an excellent finish throughout. This superb home represents an ideal opportunity for first-time buyers, and early viewing is highly recommended.





While 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are those intended and no guarantee as to their operation or efficacy can be given. Made with Metropac (2020)

Location

Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge and stairs to first floor.

Lounge 10'7" x 10'6"

Dining Room 13'10" x 9'2"

Kitchen 12'4" x 9'10"

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 13'8" x 11'5"

Bedroom Two 9'2" x 7'1"

Bathroom 6'7" x 5'10"

Outside Front

Driveway providing off road parking.

Outside Rear

Patio area, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing and hedging.

Local Authority

Broadland District 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.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band B

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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