



**50 Salisbury Road | | Norwich | NR1 1TU**

**Offers In Excess Of £200,000**

**\*\*BAY FRONTED TERRACE WITH A GARAGE AND NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this bay-fronted, three bedroom mid-terrace house, ideally positioned within the sought-after Thorpe Hamlet area of Norwich and offering an exciting opportunity for buyers looking to modernise a property to their own taste and specification. The ground floor comprises an inviting bay-fronted lounge, separate dining room, kitchen and shower room, while upstairs there are two bedrooms off landing, with bedroom three accessed via bedroom two. Outside, the property features a small low-maintenance front garden, while to the rear is the considerable advantage of a non-bisected garden with a garage, providing useful outside space, parking or storage. The property benefits from gas heating and, while requiring modernisation throughout, offers plenty of potential to create a fantastic home in a popular Norwich location. With its attractive bay frontage, three bedrooms, non-bisected garden and valuable garage, this property would make a great first-time purchase or an ideal project for those looking to add their own stamp, so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 a guide only. Any prospective purchaser should verify the accuracy of the floorplans and measurements and is advised to seek professional advice in their own interest. The accuracy of the floorplans and measurements is not guaranteed. Made with Metaphor 12/2019

## 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:

**Lounge 13'1" x 11'9"**

**Dining Room 11'9" x 11'4"**

**Kitchen 8'11" x 6'11"**

**Shower Room**

**First Floor Landing**

Doors to two bedrooms.

**Bedroom One 11'9" x 11'4"**

**Bedroom Two 11'9" x 11'3"**

**Bedroom Three 9'3" x 6'11"**

**Outside Front**

Shingled garden with path to front door.

**Outside Rear**

Non-bisected paved and shingled garden enclosed by timber fencing with rear access to garage.

**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.



#### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            | <b>78</b>                                                                           |
| (55-68) <b>D</b>                            | <b>65</b>                  |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

#### Local Authority

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#### 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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