63 Quebec Road I I Norwich I NR1 4HZ

Guide Price £220,000

GUIDE PRICE £220,000 - £230,000CHARMING THORPE HAMLET TERRACE WITHIN WALKING DISTANCE TO CITY AND TRAIN STATION** Gilson Bailey are delighted to offer this well-presented three-bedroom mid-terrace home, situated within the ever-popular Thorpe Hamlet area to the east of Norwich and offering a wonderful blend of character and modern convenience. Beautifully maintained throughout, the accommodation comprises a cosy lounge featuring an attractive cast-iron fireplace, a separate dining room ideal for entertaining, a modern fitted kitchen and a bathroom to the ground floor. Upstairs, there are two bedrooms accessed from the landing, with the third bedroom leading off bedroom two, providing flexible accommodation that could also be utilised as a nursery, dressing room or home office. Outside, the property benefits from a small shingled front garden and a well-maintained bisected rear garden, offering an attractive outdoor space to relax and enjoy. Further benefits include double glazing, gas-fired central heating and good decorative order throughout. Ideally located within easy reach of Norwich city centre, local amenities and transport links, this charming home would make an excellent first-time purchase or buy-to-let investment, and early internal viewing is highly recommended.

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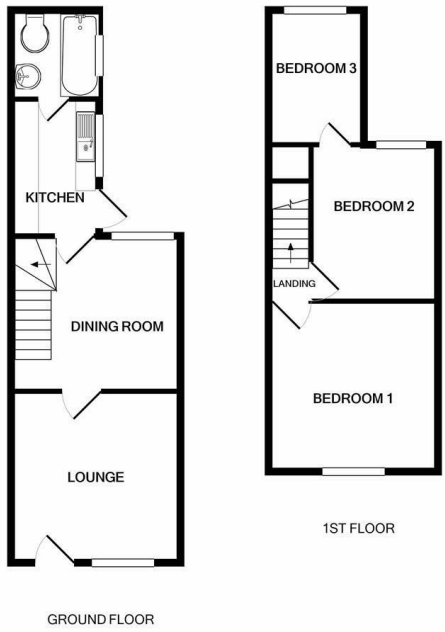

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
Quebec Road is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets. You are within walking distance of Norwich train station, the City centre, Riverside development, Norwich Cathedral and riverside walks. There is ease of access to the Norwich Ring Road and A47 southern bypass.

Accommodation Comprises:
Front door to:

Lounge 10'11" x 10'9"
Double glazed window to front, radiator, cast-iron fireplace.

Dining Room 10'9" x 10'0"
Double glazed window to rear, radiator.

Kitchen 8'7" x 5'7"
Fitted wall and base units with work tops over, sink and drainer, cooker with extractor over, space for washing machine and fridge/freezer, uPVC door to side, double glazed window to side, boiler.

Bathroom 5'7" x 5'6"
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window to side.

First Floor Landing
With doors to bedrooms one and two.

Bedroom One 10'11" x 10'9"
Double glazed window to front, radiator.

Bedroom Two 9'10" x 8'0"
Double glazed window to rear, radiator, storage cupboard.

Bedroom Three 8'6" x 5'11"
Double glazed window to rear, radiator.

Outside Front
Small, shingled garden enclosed by timber fencing with path to front door.

Outside Rear
Bisected garden with lawned area, patio seating area, mature plants and shrubs, timber shed, 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.

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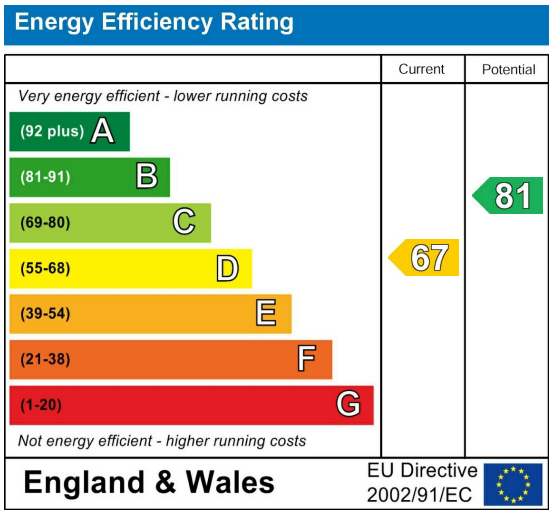

Local Authority

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.

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