



**33 Cremorne Lane | | Norwich | NR1 1TX**

**Guide Price £240,000**

**\*\*GUIDE PRICE £240,000 - £250,000\*\* OFFERED WITH NO ONWARD CHAIN \*\***  
Gilson Bailey are delighted to present this modern three-bedroom MID-terrace home, ideally positioned in the popular area of Thorpe Hamlet, just east of Norwich City Centre and offering excellent access to local amenities and transport links. The stylish accommodation comprises an inviting entrance hall, spacious lounge, contemporary kitchen/diner and a convenient ground floor WC. Upstairs, there are three well-proportioned bedrooms and a bathroom off landing. Externally, the property features a front driveway providing off-road parking a private, enclosed rear garden, perfect for relaxing or entertaining. Benefiting from double glazing, gas central heating and no onward chain, this superb home would make an ideal first-time purchase and early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 fixtures, fittings and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given. Made with Metropac (2020)

### 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

Doors to lounge, WC and stairs to first floor.

#### Lounge 16'2" x 10'6"

Double glazed window, radiator, cupboard.

#### Kitchen/Diner 14'3" x 9'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window, patio doors, radiator.

#### WC

Low level WC, hand wash basin, frosted double glazed window.

#### First Floor Landing

Doors to three bedrooms and bathroom.

#### Bedroom One 11'1" x 7'11"

Double glazed window, radiator, built in wardrobe.

#### Bedroom Two 11'10" x 7'11"

Double glazed window, radiator.

#### Bedroom Three 7'7" x 6'0"

Double glazed window, radiator.

#### Bathroom 6'0" x 6'0"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Outside Front

Driveway providing off road parking.

### Outside Rear

Paved and shingled garden enclosed by timber fencing with rear gate access.

### 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>		<b>84</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</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 2002/91/EC	

**Local Authority**

Norwich City 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.