



25 Belsize Road | | Norwich | NR1 4HU

Guide Price £210,000

****GUIDE PRICE £210,000 - £215,000 OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this three-bedroom, porch entrance mid-terrace home, ideally positioned in the highly sought-after Thorpe Hamlet area of Norwich, just a short walk from the City Centre. The accommodation comprises an entrance porch, cosy lounge, separate dining room, fitted kitchen and ground floor bathroom. To the first floor, there are two bedrooms off landing with bedroom three accessed via bedroom two, offering flexible space for a nursery, study or dressing room. Externally, the property benefits from a low-maintenance front garden and a generous bisected rear garden. With double glazing, gas central heating and the added advantage of being offered with no onward chain, this attractive home would make an excellent first-time purchase or buy-to-let investment. Early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, 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 in conjunction with any particular purchase. The layout, contents and specifications shown here are not intended to be a guarantee. No liability is accepted by Gilson Bailey for errors. Model and Mortgage 12/2014

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 Porch

Door to:

Lounge 11'5" x 11'1"

Double glazed window, radiator.

Dining Room 11'1" x 11'1"

Radiator, door to rear.

Kitchen 6'6" x 5'2"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window.

Bathroom

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 10'9" x 10'9"

Double glazed window, radiator, storage cupboard.

Bedroom Two 10'9" x 10'5"

Double glazed window, radiator.

Bedroom Three 7'6" x 5'2"

Double glazed window, radiator.

Outside Front

Small low maintenance garden with low level brick walling.

Outside Rear

Bisected lawned garden, storage 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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.