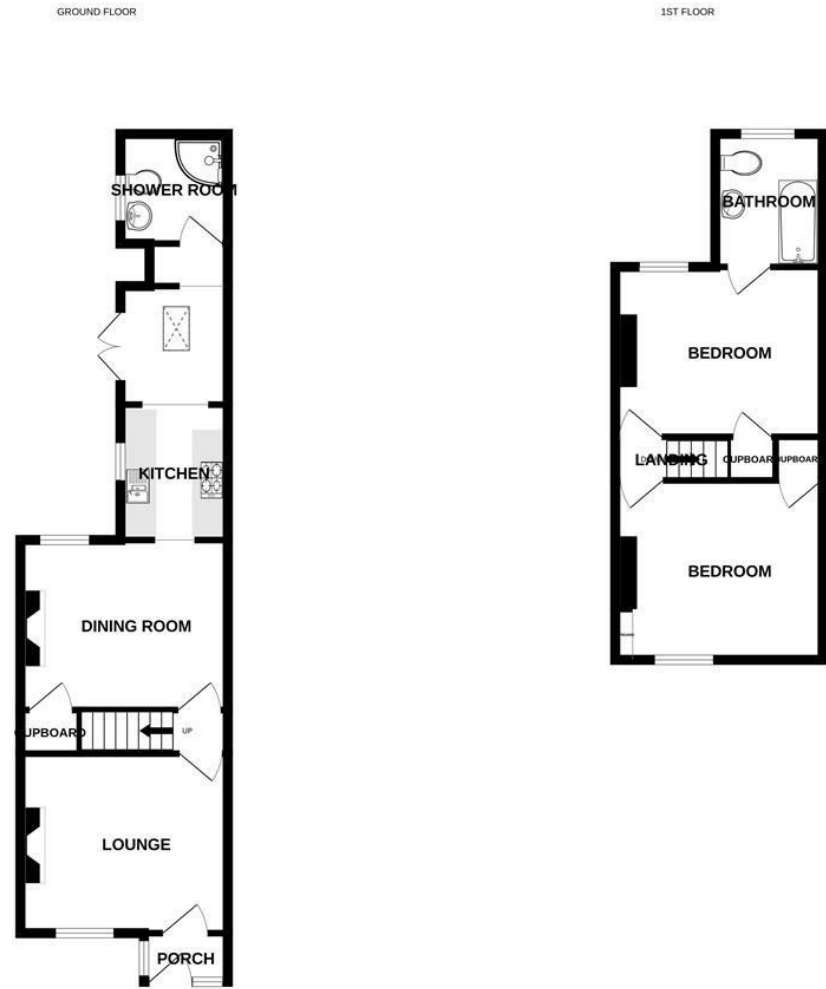
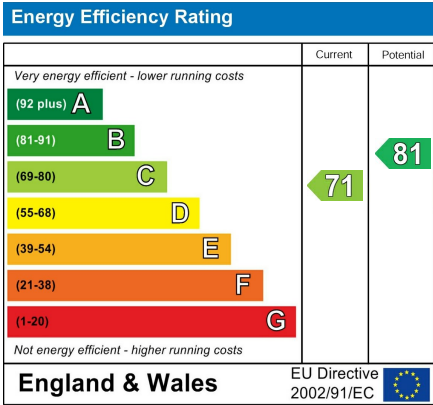




NR14 8SP

Whilst 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 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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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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01603764444



2 Vulcan Cottages | Trowse | Norwich | NR14 8SP

£325,000

****STUNNING TERRACE COTTAGE IN TROWSE**** Gilson Bailey are delighted to offer this beautifully presented and charming, two bedroom mid-terrace cottage, ideally positioned within the highly sought-after village of Trowse and offering a wonderful blend of original character and modern-day comfort. The ground floor comprises a welcoming entrance porch leading into a cosy and inviting lounge, separate dining room, extended modern fitted kitchen and shower room, creating a practical yet characterful living space. Upstairs, there are two well-proportioned bedrooms off landing, with one bedroom enjoying the added benefit of its own en-suite bathroom. Outside, the property features a small low-maintenance front garden and an attractive rear courtyard, with bisected access leading to a further large and private garden, providing a fantastic additional outdoor space for entertaining, gardening or simply relaxing during the warmer months. Further benefits include double glazing and gas heating, while the property successfully combines modern improvements with a wealth of charming original features. With its extended accommodation, two bath/shower rooms, generous outside space and desirable Trowse setting, this delightful cottage is sure to attract plenty of interest, so be quick to book a viewing.

Location

The sought after area of Trowse lies two miles south of the City centre of Norwich, and offers a wonderful variety of amenities including Whitlingham Country Park, dry ski slope, two public houses, café, village shop and excellent primary school, with easy access out onto the Southern Bypass.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Lounge 12'2" x 10'5"

Double glazed window, radiator, wood burner.

Dining Room 12'2" x 10'0"

Double glazed window, radiator, cast iron fireplace, cupboard.

Kitchen 15'8" x 6'4"

Fitted wall and base units with worktops over, butler sink with tap over, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, patio doors, double glazed window, radiator.

Shower Room 6'5" x 6'4"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 12'1" x 10'5"

Double glazed window, radiator, cast iron fireplace, cupboard.

Bedroom Two 12'1" x 9'11"

Double glazed window, radiator, cast iron fireplace.

Bathroom 7'6" x 6'2"

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

Outside Front

Small garden with mature plants with steps to front door.

Outside Rear

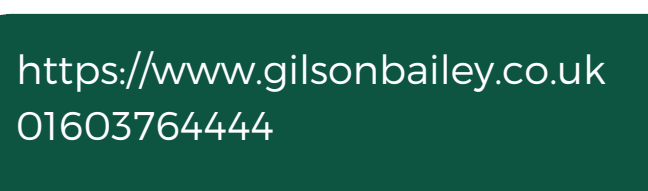
Rear courtyard garden and bisected access to a large, lawned garden with patio area, mature plants and shrubs, timber shed, enclosed by timber fencing.

Local Authority

South Norfolk 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.

