







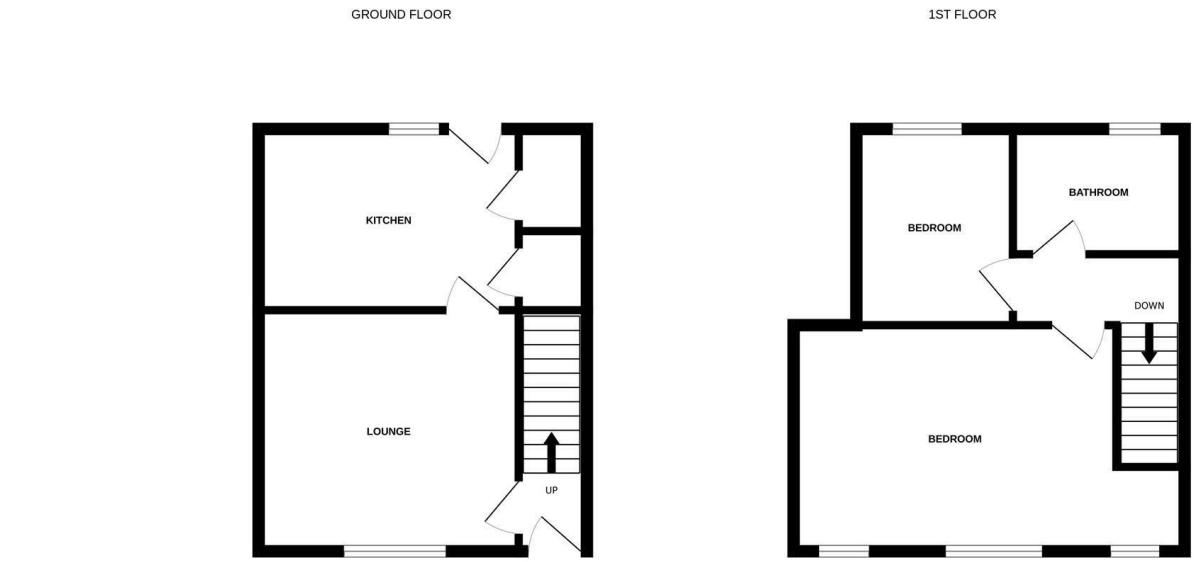
60 Charles Avenue I I Norwich I NR7 0PF

Guide Price £230,000

GUIDE PRICE £230,000 - £240,000 **OUTSIDE STUDIO PROVIDING MULTIPLE USES Gilson Bailey are delighted to offer this attractive and superbly maintained, two bedroom over-passage mid-terrace house, favourably positioned within the highly sought-after suburb of Thorpe St Andrew and presented in excellent condition throughout. Offering a comfortable and easy-to-manage layout, the ground floor comprises a welcoming entrance hall, inviting lounge and a modern fitted kitchen, while upstairs there are two good-sized bedrooms and a bathroom off landing. Outside, the property benefits from the increasingly valuable advantage of a driveway providing off-road parking, while to the rear is a smartly arranged, low-maintenance garden, perfect for relaxing and entertaining with minimal upkeep. A particular highlight is the garden studio, providing a versatile additional space suitable for a variety of uses such as a home office, hobby room or additional recreational space. Further benefits include double glazing and gas heating. With its excellent presentation, useful garden studio, private parking and desirable Thorpe St Andrew location, this appealing home would make a fantastic first-time purchase, so be quick to book a viewing.

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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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Location
Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

Accommodation Comprises
Front door to:

Entrance Hall
Door to lounge and stairs to first floor.

Lounge 11'6" x 10'9"
Double glazed window, radiator.

Kitchen 11'3" x 8'7"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, two cupboards, radiator, door to rear.

First Floor Landing
Doors to two bedrooms and bathroom.

Bedroom One 18'6" x 10'8"
Three double glazed windows, two radiators.

Bedroom Two 8'10" x 7'5"
Double glazed window, radiator.

Bathroom 6'11" x 5'11"
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
Patio seating area, artificial lawn, enclosed by timber fencing.

Studio 11'1" x 9'1"
With power and lighting.

Local Authority
Broadland District 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.

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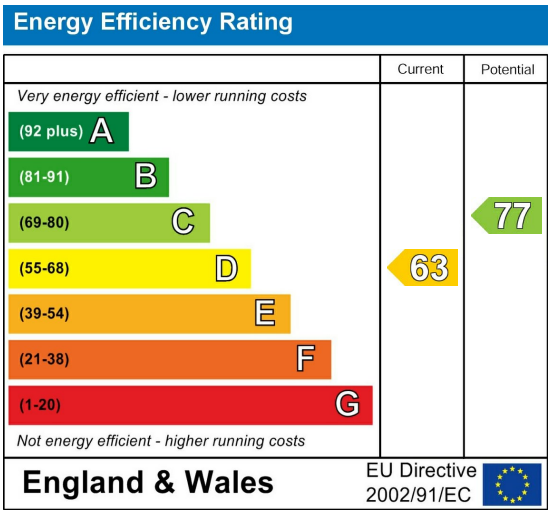












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.